



Delaware County Regional Planning Commission

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Scott B. Sanders, AICP
Executive Director

MINUTES

Thursday, October 28, 2010 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 September 30, 2010 RPC Minutes
- Executive Committee Minutes of October 20, 2010
- Statement of Policy

II. VARIANCES *(none)*

III. ZONING MAP/TEXT AMENDMENTS

- 13-10 ZON Bonita Caudill / M. Patricia Browne – Trenton Twp. – 3 acres from AR to FR
- 14-10 ZON Liberty C, LLC – Liberty Twp. - 4.372 acres from PCD to PRD
- 15-10 ZON Alexander and Julie Andrews – Scioto Twp. - 5.001 acres from FR-1 to C-2
- 16-10 ZON Berlin Township Zoning Commission – Comprehensive Plan Review

IV. SUBDIVISION PROJECTS

Preliminary

		Township	Lots/Acres
02-10	Redtail Ranch	Concord	05 lots / 18.50 acres

Preliminary/Final *(none)*

Final

07-05.1.A.2	Nelson Farms, Sec. 1, Ph. A, Pt. 2	Liberty	11 lots / 11.66 acres
09-02.7.A	Glen Oak, Section 7, Phase A	Orange	16 lots / 05.97 acres
19-02.2.A	Alum Crossing, Section 2, Phase A	Orange	21 lots / 10.08 acres

T=TABLED, W=WITHDRAWN

V. EXTENSIONS *(none)*

VI. OTHER BUSINESS

- 2011 Proposed Budget review

VII. POLICY / EDUCATION DISCUSSION

- Demographics Package now available
- MORPC – Balanced Growth Planning information

VIII. RPC STAFF AND MEMBER NEWS

- William “Gary” Berry, former Scioto Twp. Zoning Officer and RPC Rep. – passed away Sept. 29, 2010

I. ADMINISTRATIVE BUSINESS

▪ **Call to Order**

Chairwoman Foust called the meeting to order at 7:00 p.m.

▪ **Roll Call**

Representatives: Jeff George, Rick Sedlacek, Mike Jones, Fred Fowler, Ken O’Brien, Steve Burke, Sharon Hough, Gary Gunderman, Joe Clase, Dave Stites, Holly Foust, Dick Gladman, Bill Thurston, Lloyd Shoaf, Tom Brown, Bill Metzler, and Mike Datillo. Alternates: Jack Smelker, Doug Riedel, and Larry Witt. Arrived after roll call: Carolyn VanBrimmer (R). Staff: Scott Sanders, Da-Wei Liou and Stephanie Matlack.

▪ **Approval of the September 30, 2010 RPC Minutes**

Mr. Shoaf made a motion to approve the minutes from the September 30th meeting. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

▪ **October 20, 2010 Executive Committee Minutes**

1. **Call to order**

Chairwoman Foust called the meeting to order at 8:35 a.m. Present: Holly Foust, Dick Gladman, Lloyd Shoaf, Steve Burke and Ken O’Brien. Staff: Scott Sanders and Stephanie Matlack.

2. **Approval of Executive Committee Minutes from September 22, 2010**

Mr. Gladman made a motion to approve the minutes from the last meeting, seconded by Mr. Shoaf. VOTE: Unanimously For, 0 Opposed. Motion carried.

3. **New Business**

a. Financial / Activity Reports for September 2010

REGIONAL PLANNING RECEIPTS		September	YTD TOTAL
General Fees (Lot Split)	(4201)	\$205.00	\$1,230.00
Fees A (Site Review)	(4202)	\$300.00	\$1,200.00
Insp. Fees (Lot Line Transfer)	(4203)	\$300.00	\$1,900.00
Membership Fees	(4204)		\$273,204.84
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$920.51	\$8,354.71
Assoc. Membership	(4206)		
General Sales	(4220)		\$132.50
Charges for Serv. A (Prel. Appl.)	(4230)		\$1,200.00
Charges for Serv. B (Final. Appl.)	(4231)		\$12,561.20
Charges for Serv. C (Ext. Fee)	(4232)		\$1,200.00
Charges for Serv. D (Table Fee)	(4233)		
Charges for Serv. E (Appeal/Var.)	(4234)		\$1,621.25
Charges for Serv. F (Planned District Zoning)	(4235)	\$300.00	\$1,200.00
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)		\$200.00
Soil & Water Fees	(4243)	\$125.00	\$700.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		\$170.00

Other Reimbursements A			
Other Misc. Revenue (GIS maps)	(4730)	\$2.00	\$529.79
Misc. Non Revenue Receipts	(4733)		
Sale of Fixed Assets	(4804)		
TOTAL RECEIPTS		\$2,152.51	\$305,404.29

Balance after receipts	\$175,327.00
Expenditures	- \$ 20,502.22
End of September balance	\$154,824.78

Mr. O'Brien made a motion to approve the financial reports as presented. Mr. Burke seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- b. October RPC Preliminary Agenda – includes 4 rezoning/text amendments, 1 preliminary plan and 3 final plat applications.
- c. Director's Report
 - 1.) Contract billing to date:

Twp.	Contract amount	Free hours remaining	Billed to date (10/12/10)	Remaining on contract
Berlin	(2010) \$5,000	12.87	\$2,853.02	\$2,146.98
Kingston	\$8,000.00	18	\$6,489.13	\$1,510.87
Orange	\$18,000.00	55.3775	\$9,071.75	\$8,928.25

- 2.) Berlin Twp. – set a time for a hearing for approval of their Comprehensive Plan update.
- 3.) Kingston Twp. – meeting on their own this month for Zoning Code review.

4. Old Business

- a. 2011 Budget Review - The Committee reviewed the proposed budget including amendments made since last meeting. The Committee agreed to add \$500.00 for a monitor for the GIS Manager to the budget. The current monitor is not always working properly so the Committee agreed to budget funds in case of the need next year.
 The Committee also agreed to spend \$875.00 on Office 2010 for all three computers.

Mr. Gladman made a motion to recommend Conditional Approval of the 2011 RPC Budget to the Commission, with the addition of \$500.00 to account #5260 and \$875.00 to account #5220. Mr. Burke seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

5. Other Business (none)

6. Personnel (none)

7. Adjourn

Having no further business, Mr. Gladman made a motion to adjourn the meeting at 9:40 a.m. Mr. Burke seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Wednesday, November 10, 2010 at 8:30 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

13-10 ZON Bonita Caudill / M. Patricia Browne – Trenton Twp. – 3 acres from AR to FR

I. Request

The applicant/optioneer, Bonita Caudill / M. Patricia Browne, is requesting a 3-acre rezoning from AR to FR to allow the lot to be split into a residential lot.

II. Conditions

Location: west side of Perfect Rd., Trenton Township
Present Zoning: Agricultural (AR)
Proposed Zoning: Farm Residential (FR)
Present Use(s): vacant
Proposed Use(s): Single-family house lot
Existing Density:
Proposed Density:
School District: Big Walnut Local School District
Utilities Available: Del-Co Water and private on-lot treatment systems
Critical Resources: none
Surrounding land uses: Agriculture and residential 5-acre lots
Soils: BeA Bennington Silt Loam 0-2% slope
PwA Pewamo Silty Clay Loam 0-1% slope
Centerburg Silt Loam, 2-6% slope

III. Issues

This is a straight district rezoning, so no development plan is required. It is assumed that the applicants will divide a new lot. The existing parcel has approximately 300' of frontage, all of which will be included in the new lot. The residual two acres will be transferred to any of the adjoining lots, all of which are owned by the same entity.

Trenton Township's Comprehensive Plan recommends a three-acre lot size in areas where on-lot systems are used. The applicant should consult with the Health Department to assure that there is adequate area for on-lot waste treatment systems.

The township and applicant should be aware that an Adjacent Property Transfer of the residual two acres will be required concurrent with the NPA lot split since the remainder will not conform to zoning and will not have road frontage.

IV. Staff Recommendations

Staff recommends **Approval** of this rezoning case from AR to FR for Bonita Caudill to the DCRPC, the Trenton Township Zoning Commission and the Trenton Township Trustees.

Commission / Public Comments

No one was present to represent the applicant.

Mr. Gladman made a motion to recommend Approval of the rezoning for Bonita Caudill. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

14-10 ZON Liberty C, LLC – Liberty Twp. - 4.372 acres from PCD to PRD

I. Request

The applicant/optionee, Liberty C, LLC and PIRHL Developers, LLC, are requesting a 4.372-acre rezoning from Planned Commercial (PCD) to Planned Residential (PRD) to allow a 19,270 square foot, three-story, senior apartment building to be known as Liberty Senior Housing. The facility is proposed to include 50 units and is intended and restricted for residents aged fifty-five and older.

This particular parcel was initially approved for nine office buildings covering the area west of the detention pond. The proposal shows a single building and parking covering approximately half of the property, with two acres remaining in green space with walking trails and landscaping. Access will be taken from an internal private drive, Liberty Crossing, which is built to public standards.

II. Conditions

Location: west side of Old Sawmill Rd., north of Attucks Dr., Liberty Twp.

Present Zoning: Planned Commercial District (PCD)

Proposed Zoning: Planned Residential District (PRD)

Present Use(s): vacant

Proposed Use(s): three story, multi-family senior apartment building

Existing Density: N/A

Proposed Density: 11.44 dwelling units per acre

School District: Olentangy Local School District

Utilities Available: Del-Co Water and public sanitary sewer

Critical Resources: The OHPO inventory shows an archeological site, but the site has been cleared

Surrounding land uses: Commercial, residential, and multi-family

Soils: BoA Blount Silt Loam 0-2% slope

III. Issues

This proposal is somewhat similar to a proposal in Orange Township which was reviewed by staff in September. It is an area that is zoned Planned Commercial with a valid Development Plan. The lot exists and some stormwater improvements have been made to the site, as it processes stormwater in the overall Shoppes at Liberty Crossing development.

1. The 2006 Liberty Township Comprehensive Plan recommends this site for commercial uses as currently zoned, which includes a number of possible uses.

Staff Comment: Similar to the comments made in the Orange Township case, comprehensive plans do not typically anticipate redevelopment of areas with an active development plan. Where new commercial development is recommended in Liberty Township’s plan, multi-family is allowed up to a density of 4 units per acre. The use is appropriate according to the Comprehensive Plan. This request is for 11.44 units per acre. This issue is discussed later in this report.

2. Density/use: The proposal requests a 50-unit age-restricted use on 4.372 acres at a density of approximately 11.44 units per acre.

Staff Comment: The proposed use helps to fill a generally identified need for housing as the population ages. Such developments also create a variety of housing stock, allowing residents to stay in the same community as they age.

The location is a logical one for this use with adjacent commercial development to the east and north and serves as a transition between commercial along Sawmill Parkway and condominiums to the east in the City of Powell. A bike/walking path has been constructed along Attucks Drive and the landscaping plan shows additional recreational opportunity and green space on the remainder of the site.

Age-restricted uses clearly have a smaller impact to the school district and traffic generation than what is typically calculated for multi-family uses. Some trip generation models use four trips per day for age-restricted units where multi-family is usually calculated at around eight trips per day.

While the Comprehensive Plan indicates an allowable density of 4 units per acre, the development standards within the Planned Residential District zoning lists a maximum density of 6 units per acre. The proposed density exceeds both of these limits. It should be noted, however, that if the open space reserve lot to the east of this site was included in the density calculation, the overall lot becomes 6.754 acres, resulting in a density of 7.4 units per acre. This still exceeds the density in both the plan and the code, but not as drastically.

It should also be noted that the development plan shows a “Future Second Phase” on the green space. If the intention is to add a second building, it would definitely impact the current review and consideration.

Density is specifically listed as a **divergence** and staff does not recommend the divergence.

4. Parking: The site plan shows 50 parking spaces, of which five are handicapped-accessible.

Staff Comment: This amount of parking seems to be low, considering the number of units and the assumption that there will be an allowance of parking available for staff. This is an independent living project and there is an assumption that many residents would be mobile. The applicant notes that the company’s experience with other similar developments indicate that 60% of the residents have cars. Without specific experience in this area, the proposed amount of parking may be sufficient. However, parking should be expanded with this development, and ample space should be allotted for future parking at a number that provides a space for each unit plus a number of spaces for employees, in addition to a number of visitor spaces as well.

The reduced parking is requested as a **divergence**, which staff does not support.

5. Building height: The proposal asks for a building height of 43' 5" with an architectural feature of 45' 7".

Staff Comment: The zoning resolution includes a maximum building height of 40 feet and a letter and e-mail from the Liberty Township Fire Department states that the proposed height is serviceable by existing equipment. However, this height is out of scale with the other uses around the site. Condominiums to the east, flex-office buildings to the south and commercial to the northwest are all single-story buildings. The BW3 building to the west has an extended façade, but the proposed three-story building, with a high-profile 6:12 slope, makes this building much taller than anything else around it and is not in character with the area.

Building height is requested as a **divergence**, which staff does not support.

6. Unit size: Although not specified in the text, the most common unit (Unit C) appears to measure at about 537.5 square feet (corrected by applicant to 660 for one-bedroom and 875 for two-bedroom units).

Staff Comment: There is no minimum unit size in the PRD regulations. However, as a reference, the Neighborhood Apartment District has a minimum unit size of 750 square feet for one-bedroom units. It should be noted that the funding mechanisms for these units often limit the square footage. The Zoning Commission should check to confirm that these unit sizes are being driven by external funding and grant requirements.

7. Utility letters: The utility letters that are submitted refer to a previous zoning and development review period and date from 2006 and 2008.

Staff Comment: Because the utility letters are from previous proposals, they do not take into account the proposed residential use of the property. Stormwater likely would not be affected by the conversion of nine office buildings into a single, but larger, residential building. However, it will certainly affect sanitary service. A more recent letter has been submitted to the RPC offices that states the availability of sewer service, but does not address the capacity. The letter notes that this proposal could have impacts on future projects within the development area which might include undeveloped lots within Liberty Crossing itself.

8. Multi-purpose trail: A bike/pedestrian path has been constructed along Sawmill Road north of Heath Drive next to Tutor Time and south of Attucks Drive site along Wedgewood Office Park.

Staff Comment: This path should be extended though the Reserve lot along Sawmill Road to connect the two existing segments. Since this is located in a reserve lot that is not under current consideration to be rezoned, this path should be added as this lot is developed, unless otherwise provided for by the original zoning approval.

IV. Criteria for Approval

The PRD requires that all the following criteria be met:

1. If the proposed development is consistent in all respects with the purpose, intent and general standards of the Liberty Township Zoning Resolution.

Staff Comment: Generally yes, except for density and the requested divergences. The code allows a

- density at a maximum of 6 units per acre where the application requests 11.44 units per acre.
2. If the proposed development is in conformity with the Liberty Township Comprehensive Plan.

Staff Comment: The use generally conforms to the plan, but the density is too high.

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

Staff Comment: Perhaps, since the proposal targets a demographic that is a growing population that wishes to remain in (or locate to) the general area, but the unit count is too high.

V. Staff Recommendations

Staff recommends **Denial** for the Liberty C, LLC rezoning of 4.372 acres from PCD to PRD to the DCRPC, the Liberty Township Zoning Commission and the Liberty Township Trustees, *primarily based on the issue of sanitary sewer capacity and the need to do a detailed study to preserve service for future economic development needs in the area.*

Otherwise, staff does not oppose the proposed use, but the density is high as related to the Comprehensive Plan and the Zoning Resolution. One option would be to simply remove the top floor of the building. This would reduce the out-of-scale height and massing of the building, remove 18 units from the overall count, reduce the density to 7.4 units per acre (still requiring a divergence), and reduce all the other related impacts.

Commission / Public Comments

Mr. Stuart Freidman presenting PIRHL developers was present. He explained they made a presentation to the Liberty Township Zoning Commission last night and are taking their comments under advisement and will be making some revisions to the site plan. They intend to change the scale of the building to meet the desire of the Liberty Twp. Zoning Commission. The building will be redesigned into a 2-story building and engineers will re-orient the site plan. They do not intend to change the density. He explained that he understands the density in the PRD district is 6 units per acre and if they bring the open space into their calculations then they are only one unit per acre above what the code allows. Although the plan calls for a second phase, the developers have no intent or desire at this point to develop a second phase. Mr. Freidman explained that there are 12 1-bedroom units at 660 square feet. The 2-bedroom units are 875 sq. ft. The units cannot be less than 650 square feet based on the financing requirements. The developer stated they would take the Zoning Commission's issues regarding parking under advisement. Their studies have shown that only 60% of their residents have cars but they will add a few more parking spaces to accommodate that concern. Mr. Freidman explained that they intend to make this development a LEED gold certifiable development.

Mrs. Hough asked what determines the number of handicap spaces. She questioned only 5 handicap spaces out of 50. Mr. Freidman explained that Federal guidelines determine how many spaces are required.

Mr. Stites asked about the sewer capacity issue. Mr. Freidman explained that this development is being purchased from Elford Development who are the master developers for Liberty Crossing. PIRHL has worked with their engineer who has site engineered the entire site. Mr. Freidman has spoken with Tiffany Jenkins at the Sanitary Engineer's office and she explained that the site was originally planned for office/condos and under her interpretation, this new proposal is a more intense use so they will be meeting to discuss capacity issues. She did say service is there now.

Chairwoman Foust commented that she does not believe the developer can recalculate the density by using the reserve that is part of the stormwater system. That reserve area was counted as impervious area for the Shoppes at Liberty Crossings planned commercial development. If you take it out of there and rezone it to PR, it affects their lot coverage. She asked what the impact was for using this much sewer capacity for this development in

relationship to the entire Liberty Crossings and Wedgewood Commerce Center area. Mr. Freidman explained that Bird and Bull has done a tremendous number of detailed plans and will soon be meeting with the Sanitary Engineer. Chairwoman Foust explained that the sewer capacity is a primary concern with the Township. Because of the vacant land that is left in the area, they need to make sure the capacity is there. Mr. Smelker explained that with regards to the ORC, if someone comes to ask if sewer capacity is available and it is at that point, that is the information given to that developer. Mr. Smelker said they also look at whether there is going to be a restriction in the future by allowing a high-density development to go in. Chairwoman Foust agreed that it exists right now. If the Township grants the higher capacity then they have potentially taken those taps from someone else. That is what the Zoning Commission and Trustees will have to know.

Mr. O'Brien questioned whether staff would recommend approval on this project if it met the densities of the Zoning Resolution. Mr. Sanders agreed. Chairwoman Foust stated that the Zoning Commission had their first hearing on this project last night and no one expressed any concern with the density but they did not have current information on the sewer capacity and they supported the use. Mr. O'Brien believed it would be an acceptable use if it were at the densities allowed in the code.

Mr. Freidman stated that if there would be an impact on Liberty Twp. or Delaware County, the developer would do everything to mitigate that but to reduce the project to 24 units would just not be feasible.

Mr. Smelker explained that it might be in the best interest for Liberty Twp. officials to meet with the undeveloped area owners to see what they are intending for their land. Chairwoman Foust agreed. She explained that another 34-acre property has presented a few plans that have raised some concerns with sewer capacity.

Mr. Freidman added that they are attempting to make this project a zero impact as possible with geothermal ground source water heating and potentially add some solar units.

Chairwoman Foust explained that the Liberty Township Zoning Commission had a few suggestions after last night's meeting, including reducing the mass of the building, more residential look to the building but still blend into the buildings at the Shoppes at Liberty Crossing, remove the small pond/water feature to the west, and reserve an area for future parking.

Mr. Shoaf made a motion to recommend denial of the rezoning for Liberty C, LLC based on staff and Commission comments. Mrs. Hough seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Chairwoman Foust). Motion carried.

I. Request

The applicant, Alexander and Julie Andrews, is requesting a 5.001-acre rezoning from Farm Residential (FR-1) to Neighborhood Commercial (C-2) for an antique store and café. The new commercial use would be located in an existing historic home, built circa 1858. The house is on a 5-acre lot with frontage on Fontanelle Road, across from the entrance to Preservation Park's Blues Creek Preserve.

II. Conditions

Location: 9716 Fontanelle Rd., Ostrander

Present Zoning: Farm Residential District (FR-1)

Proposed Zoning: Neighborhood Commercial (C-2)

Present Use(s): residence and rental home

Proposed Use(s): antique store and café

Existing Density: 1 du / 2 acres

Proposed Density: N/A

School District: Buckeye Valley School District

Utilities Available: well and on-site septic system

Critical Resources: none

Surrounding land uses: residential and Blues Creek Preserve

Soils: GwB Glynwood Silt Loam 2-6% slope

GwC2 Glynwood Silt Loam 6-12% slope

LyD2 Lybrand Silt Loam 12-18% slope

RsA Rossburg-Sloan Complex 0-2% slope

III. Introduction

The Neighborhood Commercial district is not a planned district, so no plan is technically required. However, because this rezoning request is for a specific use in an existing building, all detail normally involved with a planned district is included in the application. Additionally, each requirement from the zoning resolution is individually addressed by the applicant. Buildings are limited to 3,000 square feet, thus limiting this zoning designation to smaller, local commercial users. In this case, the existing historic building and a more recent addition will be maintained and used.

Historic buildings are typically difficult to maintain and redevelop, leading some to fall into disrepair, so any effort to do so in an economically feasible way should be commended.

IV. Issues

Comprehensive Plan – The adopted Scioto Township Comprehensive Plan addresses some future commercial uses along S.R. 36 near Ostrander, but like most plans, it doesn't go into specific detail about small, neighborhood commercial uses. The plan does reference this particular property as the only historic site in the township for which additional information exists. One of the goals of the plan is to retain and preserve historic and agricultural structures where possible. This proposal meets that goal as long as the other standards in the zoning resolution are closely followed.

Access – Access will be via the existing driveway which proceeds on an up-grade from the road. The applicants state that they intend to widen it from its existing 13 feet to a width of 20 feet as required in the text or request a variance. Staff recommends that this standard be met as applicants also intend to make the driveway gravel where pavement is recommended in the resolution. Staff also recommends that at least the entrance and apron be paved to avoid sending gravel onto the roadway.

Health District – The application states that approvals will be sought from the Health District before proceeding

with the café portion of the development. This is particularly important and needs to be resolved prior to rezoning. Based on the nature of the rezoning, a number of similar uses could be developed on this site in the future without having a plan approved. Any future uses would simply need to meet the standards within the zoning Neighborhood Commercial designation in the resolution.

V. Staff Recommendations

Staff recommends ***Conditional Approval*** of the rezoning case from FR-1 to C-2 by Alexander and Julie Andrews to the DCRPC, Scioto Township Zoning Commission and Scioto Township Trustees, *subject to resolving the driveway and on-site sewage disposal issues noted in the report.*

Commission / Public Comments

Mr. and Mrs. Alexander Andrews were present to answer questions. Mr. Andrews explained that they bought the house in 1992 and lived in it for 10 years. It has been tenant occupied since but they have recently taken it back with intent to open the antique store. Mr. Andrews stated they have been working with the Building Department to get the house into compliance as a commercial setting with some exceptions due to its historic designation. He said he has also contacted the Health Department and is following their advised process by getting the zoning and building permits first.

Mr. Clase asked if the house is on the historic registry. Mr. Andrews stated it was registered on the National Historic registry in 1988. He was told this home is probably the earliest farmhouse remaining in Scioto Township.

Mr. Burke encouraged the applicant to contact the Health Department for a preliminary investigation of the septic system. Mr. Andrews said that a new septic system was installed in 1992.

Mr. Gladman made a motion to recommend Conditional Approval of rezoning from FR-1 to C-2 subject to staff comments. Mr. O'Brien seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Mr. Brown). Motion carried.

16-10 ZON Berlin Township Zoning Commission – Comprehensive Plan Review

I. Introduction

On October 12, 2010, the Berlin Township Zoning Commission initiated a process to adopt an updated Comprehensive Plan. The last time the township had adopted a Comprehensive Plan was in 1999, when there were an estimated 2,930 people living in the township. Today, the Regional Planning Commission estimates 5,563 residents of the township. From 2000 to 2009, the township rezoned 758 house lots and 415 multi-family units. During that same period, the township experienced 1,023 new single-family building permits.

The township identifies approximately 3,706 acres of potentially “speculative” or developable land. Based on these factors, the township utilized the staff of the Delaware County Regional Planning Commission to review the plan with a group of representatives from the township. This planning group was comprised of the Zoning Commission, Board of Zoning Appeals, Zoning staff, and other representatives of the township when relevant. The end result was a continuation of many of the same policies the township has followed since its 1999 plan, with some additional clarification. The following are highlights:

- Continued development pattern of 1.85 units per net developable acre along the southern edge and near the border of the City of Delaware, transitioning to 1.5 units per acre toward the center of the

township, and 1.25 units per acre in the heart of the township. Some areas on the eastern side of the reservoir at 1 unit per acre. These densities correspond to the County's Sewer Master Plan;

- Acknowledgement of new park, fire department and school locations as well as future school locations;
- Inclusion of the new 2009 Floodplain data;
- Realignment of backage roads based on existing segments and future connections. This includes additional detail on the east side of Greif Parkway, aligning with the planned extension of Glenn Parkway and providing additional access to a Planned Industrial or Planning Commercial and Office area south of Peachblow Road near U.S. 23;
- New signal locations proposed by ODOT's U.S. 36/S.R. 37 Access Management Study;
- Additional information regarding the continued development of the Historic Village of Cheshire including village center design criteria;
- New neighborhood-scale commercial area when Piatt Road is extended south and Shanahan is extended east;
- Text regarding best use design principles, primarily for commercial development;
- Additional language regarding new trails as streets are added and improved as well as language stating that a park is desired in the area south of Cheshire Road between Piatt and the railroad;
- New maps including Building Structure by type, Home Value, Year Built (residential), Community Facilities (parks, golf courses, schools and common open space)

The full document and map are available at www.dcrpc.org/downloads/comp_plans.htm

II. DCRPC Staff Recommendation

Staff recommends **Approval** for the 2010 Berlin Township Comprehensive Land Use Plan to the DCRPC, the Berlin Township Zoning Commission and the Berlin Township Trustees.

Commission / Public Comments

There were no comments from the public or Commission.

Mr. Shoaf made a motion to recommend Approval of the 2010 Berlin Township Comprehensive Land Use Plan. Mr. Gunderman seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (<R/O'Brien). Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary

02-10 Redtail Ranch – Concord Twp. - 05 lots / 18.50 acres

I. Conditions

Applicant: Jim Pickett
Subdivision Type: single-family residential, Common Access Driveway
Location: west side of Concord Rd., approximately 600 feet south of Badenoch Dr.
Current Land Use: existing home, open field
Zoned: FR-1 (Single-Family residential)
Utilities: Del-Co water, on-site sewage treatment
School District: Dublin Local Schools
Engineer: Chris Lanka, Terrain Evolution

II. Staff Comments

Redtail Ranch is a 5-lot Common Access Driveway subdivision located on Concord Road, just south of Eli Pinney (Dublin) Elementary School. It is surrounded to the north by platted Badenoch at Concord subdivision and to the west by Tartan Fields. There is an existing home on the western part of the site, which will remain on the fifth lot. The drive is being constructed according to the standards and the developer is choosing to utilize a cul-de-sac rather than the standard T-turnaround.

A technical review was held on October 19, 2010, after which the applicant has addressed all of the required changes.

III. Staff Recommendation

Staff recommends *Preliminary Approval* of **Redtail Ranch Subdivision** to the DCRPC.

Commission / Public Comments

Mr. Chris Lanka with Terrain Evolution was present to represent the applicant.

Mr. Gladman made a motion for Preliminary Approval of Redtail Ranch Subdivision. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Preliminary/Final (*none*)

Final

07-05.1.A.2 Nelson Farms, Section 1, Phase A, Part 2 – Liberty Twp. - 11 lots / 11.66 acres

I. Conditions

Applicant: Nelson Farms Associates, LLC
Subdivision Type: Single Family Residential
Location: north and south side of Shale Run Drive, approx. 4,300 feet north of Home Road
Current Land Use: vacant
Zoned: PR (Planned Residential)
Utilities: Del-Co Water, County sanitary sewer
School District: Olentangy Local School District
Engineer: Ed Miller, EMH & T

II. Staff Comments

This the third plat to be recorded for Nelson Farms and consists of the extension of Shale Run Drive to the west. This road provides frontage for 11 lots. The lots on the south side of the road are generally three-quarters of an acre. The lots on the north side are all larger than one acre, but each includes a drainage and conservation easement due to their location on a wooded ravine. Undeveloped land is to the north, with an existing section of Nelson Farms to the south.

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 Nelson Farms, Section 1, Phase A, Part 2 to the DCRPC.

Commission / Public Comments

Mr. Gladman made a motion for Final Approval of Nelson Farms, Section 1, Phase A, Part 2. Mr. Sedlacek seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (MR. O'Brien). Motion carried.

09-02.7.A Glen Oak, Section 7, Phase A – Orange Twp. - 16 lots / 05.97 acres

I. Conditions

Applicant: Dominion Homes, Inc.
Subdivision Type: Single Family Residential
Location: west of South Old State Rd., approximately 400 feet south of Blue Holly Dr.
Current Land Use: vacant
Zoned: PR (Planned Residential)
Utilities: Del-Co Water, County sanitary sewer
School District: Olentangy Local School District
Engineer: Ed Miller, EMH & T

II. Staff Comments

This is the ninth plat for Glen Oak and is located just south of Estates of Glen Oak. It consists of the extension of Tulip Way and the first segments of Ivy Street. The lots are all slightly larger than a quarter acre, which is comparable to the rest of Glen Oak. There is an open space reserve planned immediately to the south of this site, in which will be located an existing retention basin.

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 **Glen Oak, Section 7, Phase A** to the DCRPC.

Commission / Public Comments

Mr. Gladman made a motion for Final Approval of Glen Oak, Section 7, Phase A. Mr. Sedlacek seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Mr. O'Brien). Motion carried.

19-02.2.A Alum Crossing, Section 2, Phase A – Orange Twp. - 21 lots / 10.08 acres

I. Conditions

- Applicant:** Rockford Homes, Inc.
- Subdivision Type:** Single Family Residential
- Location:** west end of Alum Crossing Dr., approximately 4,340 feet north of E. Orange Rd.
- Current Land Use:** vacant
- Zoned:** SFPRD (Single Family Planned Residential)
- Utilities:** Del-Co Water, County sanitary sewer
- School District:** Olentangy Local School District
- Engineer:** Mark Cameron, Sands Decker CPS

II. Staff Comments

Alum Crossing Section 2, Phase A includes a small western extension of Alum Crossing Drive and a new road, Orangelake Drive, which ends in a cul-de-sac. The lots range in size from .257 acres to .532 acres. This plat also includes two open space and drainage parcels of 1.054 acres and .758 acres. The development is adjacent to a park within Glen Oak Subdivision to the south, a large Del-Co upground reservoir to the west and an undeveloped section of Alum Crossing to the north.

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 **Alum Crossing, Section 2, Phase A** to the DCRPC.

Commission / Public Comments

Mr. Gladman made a motion for Final Approval of Alum Crossing, Section 2, Phase A. Mr. Sedlacek seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Mr. O'Brien). Motion carried.

V. EXTENSIONS (none)

VI. OTHER BUSINESS

- 2011 Proposed Budget review –

Chairwoman Foust explained that the budget presented included suggestions made by the Executive Committee. Those comments are listed in the Executive Committee minutes of October 20th. Mr. Sanders explained that there are no staff increases proposed, platting fees are estimated low at \$25,000 again for next year and there are no major expenses requested although there is a request for two computer upgrades and potentially a monitor for the GIS Manager estimated at \$3,300.00. The budget also includes an Office software upgrade since staff is currently using Office 2000. Health Insurance for 2011 is estimated at a 10% increase.

Chairwoman Foust asked the Commission to review the proposed budget and be prepared to vote at the November 18th meeting.

There were no questions from the Commission. Chairwoman Foust complimented the staff for their efforts in keeping costs down.

VII. POLICY / EDUCATION DISCUSSION

- Da-Wei has completed the annual Demographic package, which is available on the DCRPC website at <http://www.dcrpc.org/files/demographic2010.pdf>. It includes current estimated population and population projections by jurisdiction as well as school district.
- MORPC is conducting an open house to explain the Balanced Growth Planning that is currently taking place within the Olentangy Watershed. Preliminary maps will be shown and the overall process will be presented. The open house will take place at the Frank B. Willis Building on Saturday, November 20th from 11:00 a.m. to 1:00 p.m.

VIII. RPC STAFF AND MEMBER NEWS

- Mr. William “Gary” Berry – passed away on September 29, 2010. Mr. Berry was a former RPC Representative as the Scioto Township Zoning Inspector and was also a Berkshire Township Zoning Inspector for a short time.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, November 18, 2010, 7:00 PM at the Frank B. Willis Building, 2079 US 23 North, Conference Room, Delaware, Ohio 43015.

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