



Delaware County Regional Planning Commission

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Scott B. Sanders, AICP
Executive Director

MINUTES

Thursday, November 21, 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 October 24, 2013 RPC Minutes
- Executive Committee Minutes of November 13, 2013
- Statement of Policy

II. VARIANCES

19-13.V Ronald & Tina Humphreys – Harlem Twp. – requesting a 4 lot CAD

III. ZONING MAP/TEXT AMENDMENTS

28-13 ZON Harlem Twp. Zoning Commission – zoning code text amendments
 29-13 ZON Genoa Twp. Zoning Commission – zoning code text amendments

IV. SUBDIVISION PROJECTS

Preliminary

		Township	Lots/Acres
17-13	Northstar, Section 3	Kingston	59 lots / 76.15 acres
18-13	Olentangy Falls, Sections 4 & 5	Liberty	37 lots / 64.88 acres

Preliminary/Final (none)

Final

02-12	River Rock	Liberty	8 lots / 31.126 acres
07-04.6.2	Olentangy Crossings, Section 6, Phase 2	Orange	9 lots / 11.422 acres

T=TABLED, W=WITHDRAWN

V. EXTENSIONS (none)

VI. OTHER BUSINESS

- Consideration for Approval: 2014 Budget
- Consideration for Approval: 2014 DCRPC meeting schedule

VII. POLICY / EDUCATION DISCUSSION

- 2013 Demographic Report

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, Tiffany Jenkins, Gary Gunderman, Tom Hopper, Joe Clase, Jon Trainer, Dave Stites, Holly Foust, Tom Farahay, Bill Thurston, Teresa Watkins, Charlie Callender, Mike Dattilo, and Doug Price. Alternates: John Piccin. Staff: Scott Sanders, Da-Wei Liou and Stephanie Matlack.

▪ **Approval of the October 24, 2013 RPC Minutes**

Mrs. Foust made a motion to Approve the minutes from the October RPC meeting, seconded by Mr. Gunderman. VOTE: Unanimously For, 0 Opposed. Motion carried.

▪ **November 13, 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, Dave Stites, Susan Kuba and Jeff George. Staff: Scott Sanders and Stephanie Matlack.

2. **Approval of Executive Committee Minutes from October 16, 2013**

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

3. **New Business**

- Financial / Activity Reports for October 2013

REGIONAL PLANNING RECEIPTS		October	YTD TOTAL
General Fees (Lot Split)	(4201)	\$1,230.00	\$6,450.00
Fees A (Site Review)	(4202)	\$600.00	\$4,200.00
Insp. Fees (Lot Line Transfer)	(4203)	\$400.00	\$1,900.00
Membership Fees	(4204)		\$264,753.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$1,397.20	\$5,447.45
Assoc. Membership	(4206)		
General Sales	(4220)		\$68.49
Charges for Serv. A (Prel. Appl.)	(4230)	\$8,500.00	\$84,226.40
Charges for Serv. B (Final. Appl.)	(4231)	\$4,100.00	\$41,593.20
Charges for Serv. C (Ext. Fee)	(4232)		\$600.00
Charges for Serv. D (Table Fee)	(4233)	\$200.00	\$1,000.00
Charges for Serv. E (Appeal/Var.)	(4234)	\$600.00	\$1,800.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$300.00	\$6,000.00
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$3,320.00	\$3,520.00
Soil & Water Fees	(4243)	\$700.00	\$5,500.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		\$206.40

Other Reimbursements A			
Other Misc. Revenue (GIS maps)	(4730)	\$5.00	\$309.50
Misc. Non-Revenue Receipts	(4733)		
Sale of Fixed Assets	(4804)		
TOTAL RECEIPTS		\$21,352.20	\$427,574.44

Balance after receipts	\$509,313.75
Expenditures	- \$ 19,277.87
End of October balance (carry forward)	\$ 490,035.88

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

- Site Review
 - 1.) Calderone – Genoa Twp. – 4 lots / 10.703 acres
- November RPC Preliminary Agenda
 - 1.) Rezoning:
 - Harlem Twp. Zoning Commission – zoning code text amendments
 - 2.) Variance:
 - Ronald & Tina Humphreys – requesting a 4 lot CAD
 - 3.) Preliminary:
 - Northstar, Section 3 - Kingston Twp. - 59 lots / 76.15 acres
 - Olentangy Falls, Sections 4 & 5 - Liberty Twp. - 37 lots / 64.88 acres
 - 4.) Preliminary/Final: none
 - 5.) Final:
 - River Rock Farms – Liberty Twp. – 8 lots / 31.126 acres
 - Olentangy Crossings, Section 6, Phase 2 - Orange Twp. - 11 lots / 11.422 acres
 - 6.) Extension: none
- Director’s Report
 - 1.) Concord – Introductory meeting scheduled to start Comp plan update.
 - 2.) Sunbury – Finalizing the Comp plan.
 - 3.) Liberty – waiting on Prosecutor’s review of Zoning Resolution draft.
 - 4.) Economic Development 411 – attending conference
 - 5.) Planning Directors will be meeting at the County Commissioners meeting in Columbus.
- Consideration for Recommendation of Approval: SWCD \$5,700.00, Health Dept. \$3,520.00

Mrs. Jenkins made a motion to recommend Approval of the transfer of fees collected on their behalf for the SWCD \$5,700 and Health Dept. \$3,520. Mr. Stites seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Mrs. Kuba). Motion carried.

- Consideration for recommendation of Approval: 2014 Budget

Mr. O'Brien stated that the County Commissioners agreed to a 2.375 % salary increase across the board. The Executive Committee agreed to amend the draft budget to reflect this same across the board salary increase. Mr. Liou is also being added to the RPC's insurance.

Mr. Stites made a motion to recommend Approval of the 2014 budget with the amended salary increase of 2.375% to the RPC. Mrs. Jenkins seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Consideration for recommendation of Approval: 2014 RPC meeting schedule

Mr. Stites made a motion to recommend Approval of the 2014 RPC meeting schedule. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

4. Old Business

- Mr. O'Brien stated that he has communicated with Mr. Weade and expressed his desire to have RPC review the final development plan of the rezoning application if Berkshire Township wanted help in reviewing the final development plan.

5. Other Business *(none)*

6. Personnel *(none)*

7. Adjourn

Having no further business, Mr. Stites made a motion to adjourn the meeting at 10:30 a.m. Mrs. Kuba seconded the motion. VOTE: Majority For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Wednesday, December 11, 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

19-13.V Ronald & Tina Humphreys – Harlem Twp. – requesting a 4 lot CAD

Applicant: Ronald & Tina Humphreys

I. Request

The applicants are requesting a variance from Section 306.02 of the Delaware County Subdivision Regulations to allow a 4-lot Common Access Driveway subdivision on the east side of Green-Cook Road approximately 3000' south of Robins Road. The site is approximately 28 acres.

II. Facts

1. The applicants seek to create a four-lot subdivision, utilizing a Common Access Driveway.
2. The site is approximately 28 acres with an existing house and is accessed via an existing gravel driveway of approximately 2,000 feet.
3. A CAD would travel the east/west portion of the drive before making a turn toward the south and travelling another 1,000 feet.
4. No public (Del-Co) water is available to the site. The existing home site includes a pond that can be used for fire suppression.
5. Relevant sections of the Subdivision Regulations:

“306.02 Number of Lots. The CAD may serve and provide access for up to three (3) lots as shown on the CAD subdivision plat. Two (2) additional lots contiguous to the CAD at the point of access to the public or private road by the CAD and which would meet the current applicable zoning requirements as free-standing lots may, at the discretion of the Commission, be accessed by the CAD.”

III. Criteria for a Variance

The burden is on the applicant to demonstrate in writing, each of the following:

1. The granting of this variance request shall not be detrimental to the public health, safety and welfare and not injurious to other property.

“The proposed lots are the same size or larger than those in the area. An extension of approximately four hundred (400) feet will be required to the CAD in order to service the fourth (4th) lot.”

2. The conditions, upon which this variance request is based, are unique to the property for which this variance is sought.

“This particular Flag Lot is unique as to the length of the flag (approximately two thousand one hundred and sixteen (2,116) feet) over a sixty (60) foot access way and the size of the parcel, twenty-eight (28) acres more or less. Both the size of the flag (the proposed CAD) and the actual parcel itself lend itself to a division into more than three (3) lots total.”

3. Due to the physical surroundings, shape, or characteristics of the property, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the Delaware County Subdivision Regulations were carried out.

“Because of the unique nature of the acreage, the fourth (4th) lot off the CAD will provide a sound utilization [corrected from unitization] of the property as opposed to multiple parcels which are closer to eight (8) to ten (10) acres a piece.”

4. The granting of this variance will not vary the provisions of the applicable zoning regulations,

comprehensive plans, or other existing development guidelines and regulations, nor shall it otherwise impair the intent and purpose of these regulations, or the desirable development of the neighborhood and community.

“The granting of the variance will not vary the provisions of the local zoning regulations or comprehensive plan, development guideline or regulation or impair the nature and purpose of the regulations or the desirable development of the neighborhood and community. The right-of-way for ingress and egress or the (CAD) because of its length and the amount of acreage at the end lends itself to a division of multiple parcels in excess of three (3). Applicant is seeking only a fourth (4th) lot.”

“No portion of the CAD is intended to be dedicated to a public entity and the applicant understands that the applicant will prepare a common access drive maintenance agreement (CAD) as required by local regulations.”

Staff Comment: Staff reviewed this site as a Sketch Plan when it was undeveloped several years ago and was concerned with the length of the proposed CAD. It was recommended that access be achieved in via Evans Road to the east. That was pursued, but not achieved. The reason the Subdivision Regulations limit the number of lots on a Common Access Driveway is based on the impact to the lower standard “road” and complications with ongoing maintenance when shared among multiple private owners. Safety and access issues are also compounded with each additional unit. The length of the CAD and the lack of a public water source add to the safety concerns of this proposal.

IV. Staff Recommendation

Staff recommends ***Denial*** of the Variance from Sections 306.02, for Ronald and Tina Humphreys to the RPC.

Commission / Public Comments

Mr. Scott Humphreys, applicant was present to answer questions from the Commission. He stated that he has met with the Fire Chief and would comply with his requests.

Mrs. Foust stated that she felt this is a perfect location for a public road due to the length and undeveloped surrounding land. She expressed her concerns with the problems that arise with Common Access Driveways and the maintenance agreements. Mr. Humphreys said that money could be escrowed to take care of the maintenance of the driveway if the Commission requested along with specific language in the maintenance agreement for upkeep.

Mr. Clase made a motion for Approval of the Variance request, seconded by Mr. Price. VOTE: Few For Approval, Majority Opposed, 1 Abstained (Harlem Twp.). Motion denied.

Mr. Clase made a motion for Denial of the Variance request, seconded by Mr. Thurston. VOTE: Majority For Denial, Few Opposed, 1 Abstained (Harlem Twp.). Motion carried.

III. ZONING MAP/TEXT AMENDMENTS

28-13 ZON Harlem Twp. Zoning Commission – zoning code text amendments

I. Introduction

The Harlem Township Trustees have initiated changes

II. Proposal

1. New Planned Residential Conservation District;
2. Definitions – Permanently-Sited Manufactured Home, Manufactured Home, Industrialized Home, Mobile Home, Group Home, and Net Developable Area;
3. Minor changes to time-frames of certain permitting and some setback regulations;
4. Minor changes to Modification of a Development Plan;
5. Clarifications within the Neighborhood Office District and Neighborhood Commercial District;
6. Clarification to the application language within the Historic Center Village District;
7. Addition of parking space requirements for the Historic Center Village District.

III. Staff Comments

These amendments are generally minor in nature.

1. Most Zoning Resolutions include one definition for a Permanently-sited Manufactured Home and then limit structures that do not meet the criteria only to specific communities. The new language also includes both Manufactured Homes (remaining on a chassis) and Mobile Homes. The definitions seem very similar for each and the industry tends to not use the “Mobile Home” reference. Staff wonders if the Mobile Home definition is necessary, given the addition of the Manufactured Home definition.
2. Group Home definition – staff will supply the township with additional research gathered on adult group homes with some language recommendations.
3. Net Developable Area (acreage) – The NDA language includes 10% for roads and utilities for all sites. Staff recommends taking this into consideration when determining the allowable densities within Districts where NDA applies. It essentially removes 10% from the density regardless of the features of the site.
4. The amendments include a new Planned Residential Conservation District:
 - A. It is a “float-the-cloud” overlay, which requires an applicant to file a Development Plan in the future in order to have these standards apply to his/her site.
 - B. It will apply to all areas currently zoned AR-1 and FR-1.
 - C. Open Space required: 50%, 15% of which must be active recreation
 - D. Density is determined at 0.6 units per NDA with on-site treatment or 0.75 units per NDA with sewer. A Yield Plan may also be used based on engineering the site with 2-acre lots.
 - E. Minimum lot size is approximately a quarter acre (.275-acre).
 - F. Other standards such as paths, street trees, maintenance of open space and administration of the development plan are taken from the model and other codes throughout the county.
 - G. Language properly addresses that if a Development Plan expires without extension, the Zoning Commission must act to rezone the property back to the original designation.

IV. Staff Recommendations

Staff recommends *Conditional Approval* of **Harlem Twp. Zoning Resolution** changes to the DCRPC, Harlem Twp. Zoning Commission and Harlem Township Trustees, *subject to:*

1. *Confirming that the “Mobile Home” definition is actually necessary;*
2. *Check language regarding the Group Home definition;*
3. *PRCD minimum lot size may be rather small, given the current development of the township.*

Commission / Public Comments

Mr. Jon Trainer, Harlem Twp. Representative stated that he would be happy to answer questions from the Commission.

Mr. Stites made a motion to recommend Conditional Approval of Harlem Twp. Zoning Resolution changes subject to:

1. *Confirming that the “Mobile Home” definition is actually necessary;*
2. *Check language regarding the Group Home definition;*
3. *PRCD minimum lot size may be rather small, given the current development of the township.*

Mr. Sedlacek seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Harlem Twp.). Motion carried.

29-13 ZON Genoa Twp. Zoning Commission – zoning code text amendments

I. Introduction

The Genoa Township Trustees have initiated changes to its Planned Residential District in reaction to recent proposals seeking approval of cluster developments. In some cases, the code allows these higher-density cluster-style areas within larger developments. However, recent proposals have been requested which represent a site of 100% cluster units. The Township also intends to add this as an addendum to its current Comprehensive Plan, which is in the process of being amended.

II. Proposal

1. Allowance for project sizes smaller than 25 acres if adjoining lands zoned PRD, as long as the existing character is maintained.
2. Addition of a new density of 6 units per net developable acreage where proposals are 100% Common Wall or Cluster Housing and Conservation Standards are met, and 4.8 units per acre where Conservation Standards are not met. This is offset with a recommendation that densities be lower than the density currently listed in the code for lands north of Big Walnut Road. These are recommended for 1.1-1.35 units per NDA, to match the recommendations in the Comprehensive Plan.
3. Add language for certain conditions that must be met when Cluster projects constitute Part (35% of the total number of units of a proposed PRD:
 - A) The site must have appropriate pedestrian and vehicular access.
 - B) The site must adjoin a similar form of residential development or permanent open space.
 - C) At least 80% of units must house at least one (1) permanent resident 55 or more years of age.
 - D) The development must be consistent with the established land use pattern or appropriately buffer adjoining incompatible uses, boundaries must be logically drawn in relation to existing site conditions and it must be appropriately screened from the road and different adjoining styles of development.

- E) The proposed development shall be determined to be an appropriate use of the site, must have a reduced demand on public facilities (water, sewers, roadways, schools or other) beyond that of other permitted housing and there shall be a demonstrated need for this style of housing in the area.
- F) The proposed development must not adversely influence living conditions in the surrounding area by increasing traffic congestion, changing the character of the parcel to be inconsistent with surrounding areas, negatively affect the character of the land to the point of creating potential hazards, or interfering with protected species or environmentally sensitive resources (e.g., watershed, streams, ravines or wetlands).
- G) Approval shall not be a deterrent to the improvement or development of adjacent property in accordance with existing plans and regulations and it shall not constitute a grant of a special privilege to a property owner that will not be granted to others at the expense of the general welfare.

III. Staff Comments

Generally, it is commendable that the township wishes to respond to this issue with additional language in the Zoning Resolution. Staff agrees that 100% Cluster developments should be handled with specific language in the code and generally agrees with #1 and #2 above. However, it would be helpful to also amend the Comprehensive Plan to show areas where the 100% Cluster product would be appropriate.

As to the items under #3 above, some of the conditions will be problematic to from a judgment and enforcement standpoint. Letter B does not specifically note whether the density is part of the open space calculation (unless this is otherwise defined in other areas of the PRD language). Letter D uses the phrase “appropriately,” which is difficult to define. Letter F will be difficult to judge, since the character will necessarily be inconsistent with the surrounding area. Letter G includes language that could be used to deny any proposal, since each applicant would be requesting a certain privilege for a specific project.

Given recent interest in stand-alone condominium projects, the township needs to concentrate on language that would apply to individual sites of 100% cluster housing. Some of the items included under #3 should apply to stand-alone proposals. Otherwise, in developments where Cluster Housing is a percentage of the overall project, these same conditions can be part of the overall design scheme and likely do not need such detailed language.

IV. Staff Recommendations

Staff recommends *Conditional Approval* of **Genoa Twp. Zoning Resolution** changes to the DCRPC, Genoa Twp. Zoning Commission and Genoa Township Trustees, *subject to*:

1. *Consideration of defining specific sites on the Comprehensive Plan for possible application of 100% Cluster developments;*
2. *Consideration of a maximum project size for stand-alone 100% Cluster developments, potentially a range of 10 acres minimum, 25 acres maximum;*
3. *After considering the concerns noted in the staff comments above, inclusion of the conditions under 903.05 in stand-alone Cluster developments, as well as within PRDs where such densities are part of the larger development.*

Commission / Public Comments

Mr. Clase stated he would answer questions from the Commission.

Mr. O'Brien questioned the designation of “North of Big Walnut Rd.” and asked for more clarification. Mr. Sanders stated that they could add “west of the reservoir”. Mr. O'Brien also questioned II. Proposal, 3. C). and how it would be enforced. Mr. Clase stated that through census requests. He also stated that he would have to

ask the Prosecutor office for their opinion on enforcement.

Mrs. Kuba made a motion for Conditional Approval of Genoa Twp. Zoning Resolution changes subject to:

1. **Consideration of defining specific sites on the Comprehensive Plan for possible application of 100% Cluster developments;**
2. **Consideration of a maximum project size for stand-alone 100% Cluster developments, potentially a range of 10 acres minimum, 25 acres maximum;**
3. **After considering the concerns noted in the staff comments above, inclusion of the conditions under 903.05 in stand-alone Cluster developments, as well as within PRDs where such densities are part of the larger development.**

Mr. Gunderman seconded the motion. VOTE: Majority For, 1 Opposed (Mr. O'Brien), 1 Abstained (Genoa Twp.). Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary

17-13 Northstar, Section 3 – Kingston Twp. - 59 lots / 76.15 acres

I. Conditions

Applicant: Northstar Lot Development

Subdivision Type: Single family residential

Location: south side of Wilson Road, about 1600 feet west of Carter's Corner Rd.

Current Land Use: vacant

Zoned: Planned Residential District (PRD)

Utilities: Del-Co water and public sanitary sewer

School District: Big Walnut

Engineer: Terrain Evolution

II. Staff Comments

This is the first portion of the overall Northstar development to be located in Kingston Township. It consists of 59 residential lots on 76.15 acres, of which open space makes up 46.16 acres. All open space is passive and adjacent to almost 100% of the lots. Access will come from an unbuilt future phase of Northstar to the south, with a second access located directly on Wilson Road, across from the Northstar Wastewater Treatment Plant. All internal streets will be curb-and-gutter and include a sidewalk on both sides. Part of Wilson Road has been improved adjacent to the site. The remaining portion of Wilson is projected to be widened to two 18' lanes and a 2' paved shoulder.

A technical review was held on November 12, 2013, after which the applicant has addressed all of the required changes, except as noted.

III. Staff Recommendation

Staff recommends *Conditional Preliminary Approval* of **Northstar, Section 3** to the DCRPC, *subject to determining road names prior to Final Plat preparation and changing the phase lines to allow platting of the drainage easements within the first Section.*

Commission / Public Comments

Mr. Thom Reis of Terrain Evolution was present to represent the applicant.

Mrs. Foust questioned why the drainage easement was left off the revisions. Mr. Reis stated that it was a staff error and would be added prior to the final plat submittal.

Mr. O'Brien questioned whether the water tower was to provide water for this project. Mr. Reis stated that it was requested for this development area but Mr. Clark said it was not required for this site immediately.

Mr. Clase made a motion for Conditional Preliminary Approval of Northstar, Section 3, subject to determining road names prior to Final Plat preparation and changing the phase lines to allow platting of the drainage easements within the first Section. Mrs. Foust seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Kingston Twp.). Motion carried.

18-13 Olentangy Falls, Sections 4 & 5 – Liberty Twp. - 37 lots / 64.88 acres

I. Conditions

- Applicant:** Olentangy Falls Ltd.
- Subdivision Type:** Single Family Residential
- Location:** north side of Hyatts Rd., about 1,000 feet east of Taggart Road
- Current Land Use:** vacant
- Zoned:** Planned Residential
- Utilities:** Del-Co water and public sanitary sewer
- School District:** Olentangy
- Engineer:** CT Consultants

II. Staff Comments

Olentangy Falls Sections 4 and 5 were originally part of the larger Olentangy Falls subdivision which is also located on the south side of Hyatts Road. It was rezoned in 2004 and received Preliminary approval in May of that year. Over time, the ownership of this area changed and the Preliminary Approval expired. The current layout matches the previously-approved plan. All other portions of Olentangy Falls have been recorded.

One access is located on Hyatts Road, which aligns with the Hyatts Road entrance to the southern sections of Olentangy Falls. A paved emergency access will be located within an existing 60-foot strip toward the east. The development includes 37 lots on 64.88 acres. Open space makes up 16.273 acres. The site is rugged, with several ravines leading toward to Olentangy River to the west.

In addition to platted open space, the site will include preservation easements that travel across building lots as well as through open space. Road names include Olentangy Falls Boulevard, Ruth Crossing, Alicia Kelton Drive, and Lale Point. Internal roads are open ditch [corrected 11/21/13 from curb-and-gutter] and include a sidewalk on one side. A stub is provided to land to the east and southeast. Improvements to Hyatts Road, including an east-bound turn lane [corrected 11/21/13 from "land"], were completed during the first Section of Olentangy Falls.

A technical review was held on November 12, 2013, after which the applicant has addressed all of the required changes.

III. Staff Recommendation

Staff recommends *Preliminary Approval* of **Olentangy Falls, Sections 4 & 5** to the DCRPC.

Commission / Public Comments

Mr. David Denniston, CT Consultants was present to represent the applicant. He noted the correction of staff comments from “curb and gutter” to “open ditch”.

Mr. Gunderman questioned the lack of connection to the north. Mrs. Foust stated that the land to the north was owned by the Greif Corp. They have considered some conservation area along with some development with mixed uses of retail and multi-family to create a community.

Mr. O’Brien questioned the access to Hyatts Road. Mrs. Foust stated that the access would be constructed per the development plan. Mr. Piccin stated that the access would be worked out with the Township and Applicant to come up with a suitable design.

Mrs. Foust made a motion for Preliminary Approval of Olentangy Falls, Sections 4 & 5, subject to the applicant working out the emergency access with the County Engineer and Fire Department per approved development plan. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Preliminary/Final (*none*)

CONSENT AGENDA

Final

02-12 **River Rock Farms – Liberty Twp. - 08 lots / 31.12 acres**

I. Conditions

- Applicant:** Paul & Phyllis Craver
- Subdivision Type:** Single Family Residential
- Location:** South side of Orange Rd., about 300 feet east of SR 315
- Current Land Use:** Single family residential
- Zoned:** FR-1 (Farm Residential)
- Utilities:** Del-Co Water, public sewer
- School District:** Olentangy School District
- Engineer:** EMH & T

II. Staff Comments

River Rock Farms is an 8-lot subdivision taking access off Orange Road immediately across from Perry Road. It will utilize a private, gated street which will serve the first 5 lots. A Common Access Driveway will extend from the end of the private drive and will serve three additional lots, one of which has an existing home and other structures. All lots have legal frontage on the private street.

The site is flat where it fronts on Orange Road and quickly transitions where the CAD begins, into an area of streams, ravines, and woods. The site is located along the Olentangy River, and a portion of the land is a floodplain of the Olentangy. Four house sites will be located on fill. A Letter of Map Revision has been approved by FEMA. No fill is allowed in the floodway.

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 **River Rock Farms** to the DCRPC.

Commission / Public Comments

Mr. Clase made a motion for Final Approval of River Rock Farms. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

07-04.6.2 Olentangy Crossings, Section 6, Phase 2 – Orange Twp. - 9 lots / 11.422 acres

I. Conditions

- Applicant:** M/I Homes
- Subdivision Type:** Single Family Residential
- Location:** west side of US 23, south of Hyatts Road
- Current Land Use:** vacant
- Zoned:** SFPRD (Single Family Residential District)
- Utilities:** Del-Co Water, public sanitary sewer
- School District:** Olentangy
- Engineer:** CT Consultants

II. Staff Comments

This is the last phase of the single-family portion of Olentangy Crossings. It includes the extension of Cog Wheel Trail, providing frontage to 9 buildable lots. Three of these lots are across a ravine which is covered by an existing Conservation and Drainage Easement. These lots will be accessed with a Common Access Driveway that has been built to a paved standard at 20 feet in width. Two areas of open space equal 4.232 acres of the overall plat. All improvements have been made on the site.

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 **Olentangy Crossings, Section 6, Phase 2** to the DCRPC.

Commission / Public Comments

Mr. Clase made a motion for Final Approval of Olentangy Crossings, Section 6, Phase 2. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. EXTENSIONS (*none*)

VI. OTHER BUSINESS

- Consideration for Approval: 2014 Budget

2014 Proposed Budget			
Administration			
Salaries (w/2.375% increase)		\$201,630	
PERS		\$28,228	
Workers Comp.		\$2,016	
Medicare		\$2,924	
Hospitalization		\$36,480	
Opt out Health Ins.		\$2,400	
Life Insurance	(5104)	\$1,008	
Dental	(5103)	\$4,860	
			\$279,546
Materials & Supplies			
Office Supplies	(5201)	\$2,300	
Seminar/Conf supplies	(5208)	\$100	
Food Supplies	(5294)	\$500	
			\$2,900
Services & Charges			
Contracted Professional Services	(5301)	\$2,500	
Training & Staff Development	(5305)	\$1,200	
Membership/Subscriptions/Dues	(5308)	\$1,000	
Travel Mileage Reimbursement	(5309)	\$200	
Travel Non Taxable	(5310)	\$2,000	
Advertising & Promotion	(5312)	\$750	
Printed Stationary	(5313)	\$250	
Public Relations /Promotions	(5317)	\$100	
Software Licenses and Computer Services	(5320)	\$4,000	
Maintenance Contracts & Agreements	(5325)	\$1,600	
Maintenance & Repairs services	(5328)	\$500	
Telephone Services	(5330)	\$450	
Postal Services	(5331)	\$200	
Rental Services	(5335)	\$3,500	
Utilities	(5338)	\$6,000	
Legal Fees	(5361)	\$2,000	
Insurance Premiums & Claims	(5370)	\$8,000	
Other services	(5380)	\$15,000	
			\$49,250
			\$331,697
Revenues			
Platting Fees	4230	\$25,000	
Membership Fees	4204	\$266,596 *	
Twp. Planning Assistance	4205	\$5,000	
General Sales	4220	\$100	
Other Reimbursements	4720		
GIS Map Sales	4730	\$300	
Health Dept. Fees	4242	\$5,000	
SWCD fees	4243	\$10,000	
			\$311,996
<i>*excludes City of Delaware fees AND \$0.12 credit of 2013 dues paid</i>			
Carry forward into 2015			
			\$399,127

Mr. Clase noted that the estimated revenue excludes the City of Delaware membership dues but includes the credit.

Mr. Sedlacek made a motion to Approve the 2014 Budget as presented. Mr. Price seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Consideration for Approval: 2014 DCRPC meeting schedule

Mr. Clase made a motion to Approve the 2014 DCRPC meeting schedule as presented. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VII. POLICY / EDUCATION DISCUSSION

- 2013 Demographic Report is available at <http://www.dcrpc.org/files/demographic2013.pdf>

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

Having no further business, Mr. Price made a motion to adjourn the meeting at 8:10 p.m. Seconded by Mrs. Jenkins. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, December 19, 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