



Delaware County Regional Planning Commission

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Scott B. Sanders, AICP
Executive Director

MINUTES

Thursday, December 19, 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 November 21, 2013 RPC Minutes
- Executive Committee Minutes of December 11, 2013
- Statement of Policy

II. VARIANCES

- 19-02.2.V Alum Crossing, Section 2 – Orange Twp. – additional extension of Preliminary approval
 10-13.V Glenmead – Berlin Twp. – additional tabling of Preliminary application

III. EXTENSIONS

- 19-02.2 Alum Crossing, Section 2 – Orange Twp. - 25 lots / 10.51 acres

IV. ZONING MAP/TEXT AMENDMENTS

- 30-13 ZON Larry & Cathi Nelson – Berlin Twp. - 28.9 acres from FR-1 to R4/PRD

V. SUBDIVISION PROJECTS

			Township	Lots/Acres
<u>Preliminary</u>				
10-13	T	Glenmead	Berlin	65 lots / 67.76 acres
29-98.4.13		Scioto Reserve, Section 4, Phase 13	Concord	29 lots / 08.28 acres
20-13	T	Harvest Point	Liberty	38 lots / 35.14 acres
<u>Preliminary/Final</u>				
21-13		Wedgewood Commerce Center, Sec. 1, Lot #2069, Div. #1	Liberty	9 lots / 34.02 acres
<u>Final</u>				
07-05.2.A		Nelson Farms, Section 2, Phase A	Liberty	16 lots / 16.016 acres

T=TABLED, W=WITHDRAWN

VI. OTHER BUSINESS

- Consideration for Approval: transfer of funds collected for SWCD and Delaware General Health
- Consideration for Approval: retaining Loveland & Brosius LLC as legal counsel
- Health Insurance Allowance: 2014
- Consideration for Approval: Staff salary increases effective 01/04/14

VII. POLICY / EDUCATION DISCUSSION

VIII. RPC STAFF AND MEMBER NEWS

I. ADMINISTRATIVE BUSINESS

▪ **Call to Order**

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

▪ **Roll Call**

Representatives: Jeff George, Rick Sedlacek, Ric Irvine, Fred Fowler, Ken O’Brien, Steve Burke, Gary Gunderman, Tom Hopper, Joe Clase, Dave Stites, Holly Foust, Tom Farahay, Bill Thurston, Charlie Callender, Mike Dattilo. Alternates: Jack Smelker, Doug Riedel. Arrived after roll call: Susan Kuba and Gary Merrell. Staff: Scott Sanders, Da-Wei Liou and Stephanie Matlack.

▪ **Approval of the November 21, 2013 RPC Minutes**

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

▪ **December 11, 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, State Stites, Susan Kuba, Jeff George and Tiffany Jenkins. Staff: Scott Sanders and Stephanie Matlack.

2. Approval of Executive Committee Minutes from November 13, 2013

Mrs. Kuba made a motion to Approve the Executive Committee meeting minutes from November as presented. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

3. New Business

- Financial / Activity Reports for November 2013

REGIONAL PLANNING RECEIPTS		November	YTD TOTAL
General Fees (Lot Split)	(4201)	\$205.00	\$6,655.00
Fees A (Site Review)	(4202)	\$300.00	\$4,500.00
Insp. Fees (Lot Line Transfer)	(4203)	\$100.00	\$2,000.00
Membership Fees	(4204)		\$264,753.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$290.80	\$5,738.25
Assoc. Membership	(4206)		
General Sales	(4220)		\$68.49
Charges for Serv. A (Prel. Appl.)	(4230)	\$15,400.00	\$99,626.40
Charges for Serv. B (Final. Appl.)	(4231)	\$6,002.00	\$47,595.20
Charges for Serv. C (Ext. Fee)	(4232)	\$150.00	\$750.00
Charges for Serv. D (Table Fee)	(4233)	\$200.00	\$1,200.00
Charges for Serv. E (Appeal/Var.)	(4234)	\$300.00	\$2,100.00
Charges for Serv. F (Planned District Zoning)	(4235)		\$6,000.00
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)		\$3,520.00
Soil & Water Fees	(4243)	\$725.00	\$6,225.00

MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		\$206.40
Other Reimbursements A			
Other Misc. Revenue (GIS maps)	(4730)	\$80.00	\$389.50
Misc. Non-Revenue Receipts	(4733)		
Sale of Fixed Assets	(4804)		
TOTAL RECEIPTS		\$23,752.80	\$451,327.24

Balance after receipts	\$513,788.68
Expenditures	- \$ 29,538.93
End of November balance (carry forward)	\$ 484,249.75

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

- Site Review
 - 1.) Harvest Point – Liberty Twp. - 38 lots / 35.14 acres

- November RPC Preliminary Agenda
 - 1.) Rezoning:
 - Larry & Cathi Nelson – Berlin Twp.- 28.9 acres from FR-1 to R4/PRD
 - 2.) Variance:
 - Alum Crossing, Section 2 – Orange Twp. – additional extension of Preliminary approval
 - Glenmead – Berlin Twp. – additional tabling of Preliminary application
 - 3.) Preliminary:
 - Glenmead – Berlin Twp. - 65 lots / 67.76 acres
 - Scioto Reserve, Section 4, Phase 13 – Concord Twp. - 29 lots / 08.28 acres
 - Harvest Point – Liberty Twp. - 38 lots / 35.14 acres
 - 4.) Preliminary/Final:
 - Wedgewood Commerce Center, Sec. 1, Lot 2069, Div. #1 – Liberty Twp.- 13 lots / 34.02 acres
 - 5.) Final:
 - Nelson Farms, Section 2, Phase A –Liberty Twp.- 16 lots / 16.016 acres
 - 6.) Extension:
 - Alum Crossing, Section 2 – Orange Twp. - 25 lots / 10.51 acres

- Director’s Report
 - 1.) Concord Township Comprehensive Plan – first meeting last month. Will continue in January with background information
 - 2.) Tourism Bureau – continues to meet, I was elected Vice President for 2014
 - 3.) Economic Development 411 Seminar – attended last Friday with about 400 participants at the OSU Student Union
 - 4.) County Planning Directors met Monday the 9th, continue to serve as Secretary
 - 5.) Safe Routes to School (Olentangy District) meets tomorrow (12th) to prioritize potential projects
 - 6.) Berkshire Township wants to do some minor updates to its Comp Plan with the pending activity at the Interchange

7.) Liberty needs some maps to help with a Public Input phase for some trail improvements

- Consideration for Recommendation of Approval: SWCD \$6,300, Health Dept. \$3,520.00

Mrs. Matlack explained that since additional funds have been collected since the last meeting and due to the oversight of not having the recommendation on the November RPC meeting, a new recommendation should be made.

Mrs. Jenkins made a motion to recommend Approval of the transfer of fees collected on behalf of the Health Dept. \$3,520 and SWCD \$6,300. Mr. Stites seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Consideration for recommendation of Approval: Retain Loveland and Brosius, LLC. As legal counsel for the Regional Planning Commission. Partner billing \$195 per hour, Senior Associate billing \$175 per hour, Associate billing \$150 per hour, Law Clerk \$90 per hour, Legal Assistant \$75 per hour.

Mrs. Kuba made a motion to recommend Approval of retaining Loveland and Brosius, LLC. as legal counsel for the Regional Planning Commission for 2014. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

4. Old Business (*none*)

5. Other Business (*none*)

6. Personnel

- Director evaluation

At 10:15 a.m., Mrs. Jenkins made a motion to go into Executive Session for the consideration of appointment, employment, dismissal, discipline, promotion, demotion or compensation of a public employee or public official per Ohio Revised Code 121.22 (G). Mr. Stites seconded the motion. ROLL CALL VOTE: Mr. O'Brien, yes, Mrs. Jenkins, yes, Mrs. Kuba, yes, Mr. Stites, yes, and Mr. George, yes. Motion carried.

At 10:40 a.m., Mrs. Jenkins made a motion to return to regular session. Mr. George seconded the motion. ROLL CALL VOTE: Mr. O'Brien, yes, Mrs. Jenkins, yes, Mrs. Kuba, yes, Mr. Stites, yes, and Mr. George, yes. Motion carried.

- Staff Salary increase

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

7. Adjourn

Meeting adjourned at 10:45 a.m.

The next regular Executive Committee meeting will be Wednesday, January 22, 2014 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

19-02.2.V Alum Crossing, Section 2 – Orange Twp. – additional extension of Preliminary approval

I. Request

Rockford Homes, c/o Corey Theuerkauf is requesting a variance to allow a 1-year extension beyond the time limit allowed in the Subdivision Regulations to complete the platting of a subdivision (five years after the first plat is recorded) in the Alum Crossing, Section 2, Phase B subdivision in Orange Township.

The proposed subdivision is located on the west side of South Old State Road, north of Ashcreek Ave. The subdivision proposes 25 lots on 10.512 acres.

II. Facts

1. The Subdivision Regulations require that a Subdivision be completely platted within five years of the first Section being recorded;
2. Alum Crossing Sections 1 and 2 received a combined Preliminary approval on October 31, 2002.
3. Section 1 was recorded December 2005, giving the remaining sections until December 2010 to be recorded.
4. The developer amended only Section 2, Phase A in July and recorded that section in November 2010.
5. The applicant was granted a variance for a 1-year extension January 2011 to expire January 2012.
6. Two subsequent requests were granted via variance in December 2011 to January 2013 and January 2013 to January 2014.
7. The applicant seeks a fourth additional one-year extension for the remainder of the subdivision by variance.

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

Applicant’s Response: *“Due to current economic trends the lot absorption has not met expectations. We have however, engineered Section 2, Phase B and developed Part 1 this year. It is our anticipation to develop Phase B, Part 2 in 2014.*

Staff comments: *In 2010, Section 2 Phase A was platted. The plat of the remaining area (Section 2 Phase B Part 1) is currently being reviewed and circulated through the county. This would plat eleven lots and complete the gap between Orangelake Drive. The remaining lots would be fourteen and include extension of a cul-de-sac toward the west. Staff recommends that the extension be limited to one year.*

IV. Staff recommendation

DCRPC staff recommends that based on market and economic conditions, the variance request from Sec. 102.03 & 204.04 for **Alum Crossing, Section 2, Phase B** be *Approved*.

Commission / Public Comments

Mr. Corey Theuerkauf with Rockford Homes was present to represent the applicant. He stated that the Final plat should be ready for submittal for the January RPC meeting.

Mrs. Foust stated that based on the Criteria for a variance listed in the staff report, she would make a motion for Approval of the Variance request for Alum Crossing, Section 2, Phase B and Approval of the 1 year extension. Mr. Burke seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

10-13.V Glenmead – Berlin Twp. – additional tabling of Preliminary application

I. Request

Mr. David Denniston with CT Consultants, on behalf of Makapa LLC is requesting a variance to allow an additional table request beyond the limit allowed in the Subdivision Regulations to allow time to fully address drainage concerns raised by the Delaware County Engineer’s office during initial review of the preliminary engineering plans.

The proposed subdivision is located on the east side of Gregory Road, north of Cheshire Road. The subdivision proposes 65 lots on 67.763 acres.

II. Facts

1. The Subdivision Regulations allow each delay of action up to three months but not to exceed a total of six months.
2. Glenmead received a tabling June 2013 to Aug. 2013 and Sept. 2013 to Dec. 2013.
3. The applicant seeks a third tabling for 90 days.

III. Criteria For a Variance

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

Applicant’s Response: *“There are no adverse affects to public health, safety and welfare, or to any parties, by granting of this variance to allow the 3rd Tabling of the Preliminary Plan.”*

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

Applicant's Response: *"The specific existing downstream drainage conditions are unique to this property. Additional time to work with the Delaware County Engineer to resolve the unique conditions is the basis for this variance."*

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.

Applicant's Response: *"This variance allows for additional time for the applicant to make progress towards resolving drainage issues. Without this variance, the original application will need to be removed from the December Meeting, which would result in the applicant needing to resubmit in the future and to pay a very significant fee for a second time."*

4. The granting of this variance will not vary the provisions of the application 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.

Applicant's Response: *"This variance does not vary the provisions of the application of the applicable zoning regulations, comprehensive plans, or other existing development guidelines and regulations. This variance will allow the additional time needed to work through drainage issues with the county engineering staff and with the downstream land owner. Resolution of these drainage issues are needed in order to provide adequate drainage for all properties upstream of the applicants property, which is to the benefit of future upland development."*

Staff comments: *Glenmead is a single-family residential development on land that was rezoned to enable the Cheshire Elementary School. Based on drainage concerns noted during the Sketch Plan phase, the Preliminary Plan was tabled before the Tech Review meeting. Therefore, the submitted plans were not reviewed by staff or discussed by the various county agencies.*

The Subdivision Regulations anticipate that an approved Preliminary Plan can be tabled for two 90-day periods for a total of 180 days. This application was previously tabled June 2013 for 60 days and September 2013 for 90 days for a total of 150 days. The applicant has requested a Variance and a 90-day tabling for this application in order to resolve engineering design items.

This is a reasonable request since it does not impact an existing, approved Preliminary Plan. The plan has not been reviewed and there is adequate opportunity for staff and county agencies to ask for any necessary changes, based on a future Technical Review meeting. However, staff will be unlikely to recommend approval of an extension beyond this one.

IV. Staff recommendation

DCRPC staff recommends that the Variance request from Sec. 102.02 for **Glenmead** be *Approved*.

Commission / Public Comments

No one was present to represent the applicant.

Mrs. Foust questioned whether the stormwater issue was related to the weather and if 90 days would be sufficient to address the concerns. Mr. Riedel stated that due to the challenging drainage and the issues to the west the time extension is warranted to complete the necessary paperwork and plans.

Mr. Stites made a motion for Approval of the Variance based on the findings of fact listed in the staff report and the 90 day table request. Mr. Irvine seconded the motion. VOTE: Majority For, 0

Opposed, 1 Abstained (Berlin Twp.). Motion carried.

III. EXTENSION

19-02.2 Alum Crossing, Section 2 – Orange Twp. - 25 lots / 10.51 acres

Applicant: Rockford Homes

Engineer: Sands Decker Ltd.

Preliminary approval: 10/31/02 (overall Sections 1 & 2)

Previous Extensions: 10/2003, 04/2004, 04/2005, 01/2011 (via variance), 01/2012 (via variance), 01/2013 (via variance)

I. Staff Comments

The applicant is requesting a 1-year extension for Alum Crossing, Section 2, based on the economic downturn.

II. Staff Recommendation

Staff recommends **Conditional Approval** of a 12-month Extension for the **Alum Crossing, Section 2** to the RPC, *subject to approval of the variance request.*

Commission / Public Comments

Mrs. Foust made a motion to Approve the 1 year extension for Alum Crossing, Section 2. Mr. Burke seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

IV. ZONING MAP/TEXT AMENDMENTS

30-13 ZON Larry & Cathi Nelson, c/o Dominion Homes – Berlin Twp.- 28.9 acres from FR-1 to R4/PRD

I. Request

The applicant, Dominion Homes, on behalf of the owners Larry and Cathi Nelson, is requesting a 28.9-acre rezoning from FR-1 to R4/PRD to allow a 29-lot single family residential subdivision.

II. Conditions

Location: 3791 Africa Road, Galena

Present Zoning: Farm Residential (FR-1)

Proposed Zoning: Planned Residential (R4 / PRD)

Present Use(s): One single-family house

Proposed Use(s): 29 lot single family residential subdivision

Existing Density: 1 du / 2 acres

Proposed Density: 1 du / acres

School District: Olentangy Local School District

Utilities Available: Del-Co Water and public sanitary systems

Critical Resources: pond

Soils: CaB Cardington Silt Loam 2-6% slope

CaC2 Cardington Silt Loam 6-12% slope

BeA Bennington Silt Loam 0-2% slope
BeB Bennington Silt Loam 2-4% slope
PwA Pewamo Silty Clay Loam 0-1% slope

III. Process

This is a rezoning to a PRD overlay on an R-4 district. Berlin Township has three zoning districts which define the density and open space requirements. The PRD can also be used as an overlay on the FR-1 district. Each district sets the lot size, which in turn establishes the maximum density for a site. The PRD then allows flexibility in lot size and provides typical Development Plan requirements similar to other Planned Residential district language throughout the county. In the Berlin Township Zoning Code, the R-4 district requires a minimum lot size of 25,000 square feet. It allows a maximum density of 1.5 units per Net Developable Acre. The zoning resolution currently does not define what flexibility in lot size is allowed with the PRD/R-4 overlay, but a size of .33-acre (or 14,375 s.f.) has been discussed. Until this change has been made in the Zoning Resolution, flexibility in lot size requires the granting of a divergence.

After the application was received, the applicant noted that the request may be changed to R-2 with a PRD overlay. This would prevent the site from being developed with multi-family units in the future, should the current development not take place. Such a change will result in similar variances for road frontage and lot sizes, which should be updated as needed in the application. The density request will be valid as presented here.

IV. Proposal

The Development Plan shows an entrance at Africa Road. The road loops through the western portion of the site. A second road extends to the east, intersecting with 3 B's and K Road. Both of these roads will require improvements as part of construction. The existing house and outbuildings will be retained on a larger lot that generally conforms to the area currently being maintained as lawn.

Open space of 20% is required in the R-4/PRD designation. This would result in 5.74 acres where the plan proposes 9.88 acres, or 34%. This open space is generally passive, including the preservation of a significant amount of the wooded portion of the site. There is some centralized open space in the western end of the site. This could be used for active recreation, but it is planned as passive open space.

Sidewalks are provided throughout the site, on both sides of the street near the 20 sites in the western portion of the project, reducing to a sidewalk on one side of the street in the eastern portion where the street is "single-loaded".

V. Comprehensive Plan

The 2011 Berlin Township Comprehensive Plan recommends that the area on the east side of the reservoir be developed with residential uses at a density of 1 unit per acre. At 29 lots, this proposal conforms to that density and to the use recommendation of single-family. However, the Zoning Resolution references using the Net Developable Acreage. If the typical 15% for roads was removed, the result is 24.6 acres, which, at 1.5 units per NDA, results in a maximum density of 37 lots. The wetlands study indicates the existence of wetlands on the site, but such features would have to equal 5 acres to reduce the density below the number being requested.

VI. Divergences

The applicant has asked for several divergences which are summarized here:

1. Divergence requested to reduce the side yard setback from 15 feet to 12.5 feet with a combined building separation of 25 feet.

Staff comment: *This request has been made on other developments. A 25-foot separation is typically desired. This*

request appears to be reasonable and will allow greater flexibility in lot configuration.

2. Divergence requested to reduce the minimum lot area from 25,000 square feet to a minimum of 13,500 square feet for twenty lots, 15,000 square feet for nine lots.

Staff comment: *As stated above, staff concurs with the need for flexibility in lot size. The applicant is requesting 13,500 square feet, or .30-acre lots and the recommended text from RPC to the Township for this district is 14,375 square feet, or .33-acre lots. The difference between the two sizes is negligible. Also, staff concurs that the applicant has delineated which lots are affected by this divergence.*

3. Divergence requested from the requirement that the landscaping provide for a buffer along an arterial street of the following: a continuous 6 foot-high plating, hedge, wall, fence or earth mound.

Staff comment: *The landscaping plan indicates landscaping on the south side of the Africa Road entrance that would meet the standards based on a continuous fence and new tree line. The north side of the entrance indicates a pond with no buffering or landscaping. This is a reasonable request, as the site will feature a pond with the first home set back from Africa Road. However, some landscaping should be provided on the north side of the entrance as well as a structure to serve as a barrier between Africa Road and the pond. Also, there is no elevation view showing the height of the landscape sign and other structures. This should be provided.*

VII. Access and Circulation

Access is provided from both 3 B's and K and Africa Road. The developer states that this project will be completed in a single Phase, which the county would likely require based on safety. The County Engineer's office indicates that an Access Study will be required for both access points. At Africa Road, there is no requirement for a north-bound right turn lane but a south-bound left turn lane will be required. The Access Study will also determine what improvements will be needed at 3 B's and K Road during the Subdivision phase.

VIII. Frontage

The Resolution requires 90 feet of continuous frontage in the R-4 district. The proposed lots all have a width of 90 feet at the front setback line, but due to the location of some lots on a curve, the frontage along the road is less than 90'. This is usually an allowance specifically noted in the Resolution, but since it isn't, it may require a Variance. Staff would support this as a variance.

IX. Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request for Larry & Cathi Nelson for 28.9 acres from FR-1 to R4/PRD, to the DCRPC, Berlin Twp. Zoning Commission and Berlin Twp. Trustees, subject to:

1. *Consideration of additional landscaping on the north side of the Africa Road entrance and the submission of an elevation view of entry features.*
2. *Recommend approval of the divergences for side yard setback, lot size and landscaping as requested.*
3. *Recommend the request of a variance for frontage and recommend approval of such since all lots have a minimum width of 90 feet.*
4. *If the applicant amends the application to a request for R-2/PRD, that the specific variances to frontage requirements and lot size be noted in the amended plan.*

Commission / Public Comments

Mr. Rod Meyer was present to represent the applicant. He explained that the Zoning Commission unanimously approved a previous plan for a similar area but it did not move forward to the Trustees. The Berlin Twp. Trustees asked that the application be changed to R-2.

Mr. O'Brien asked if the development would be constructed all at once. Mr. Meyer said yes it would be one phase.

Mr. Gunderman made a motion to recommend Conditional Approval of the rezoning request by Mr. & Mrs. Nelson, subject to staff recommendations. Mr. Farahay seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.

V. SUBDIVISION PROJECTS

Preliminary

10-13 T Glenmead – Berlin Twp. - 65 lots / 67.76 acres

I. Conditions

Applicant: Makapa LLC

Engineer: CT Consultants

Location: east side of Gregory Road, north of Cheshire Rd.

II. Staff Comments

See description in the Variance request above.

III. Staff Recommendation

Staff recommends *Conditional Approval of the 90-day table request* for **Glenmead Subdivision**, *subject to Approval of the Variance request*, to the DCRPC.

Commission / Public Comments

Mr. Stites made a motion to Approve the 90-day table request for Glenmead. Mr. Irvine seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.

29-98.4.13 Scioto Reserve, Section 4, Phase 13 – Concord Twp. - 29 lots / 08.28 acres

I. Conditions

Applicant: Homewood Corp.

Subdivision Type: Single Family Residential

Location: east side of Lilac Lane, west of Steitz Rd.

Current Land Use: Vacant

Zoned: Planned Residential Development

Utilities: Del-Co water and public sanitary sewer

School District: Olentangy Local Schools

Engineer: Stantec

II. Staff Comments

Scioto Reserve, Section 4, Phase 13 is the final phase of Scioto Reserve. The original Preliminary Plan was approved in February of 2005 but later expired based on the length of the development process. This new Preliminary Plan is identical to the previous plan and in conformity with the approved zoning development plan. It includes lots and streets, with all required open space and retention/detention areas for the overall project having already been platted.

A technical review was held on December 10, 2013, after which the applicant has addressed all of the required changes.

III. Staff Recommendation

Staff recommends *Preliminary Approval* of **Scioto Reserve, Section 4, Phase 13** to the DCRPC.

Commission / Public Comments

Mr. Kevin Kershner with Stantec was present to answer questions from the Commission.

Mr. Clase made a motion for Preliminary Approval of Scioto Reserve, Section 4, Phase 13. Mr. Sedlacek seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Concord Twp.). Motion carried.

20-13 T Harvest Point – Liberty Twp. - 38 lots / 35.14 acres

Applicant: Crown Ridge Investment LLC. c/o Rockford Homes

Engineer: EMH & T

II. Staff Comments

The applicant has requested a 90 day tabling to “explore various alternatives to the left turn lane on Steitz Rd.”

III. Staff Recommendation

Staff recommends *Approval* of 90-day table request for **Harvest Point** to the DCRPC

III. Staff Recommendation

Staff recommends *Approval* of the 90-day Table request for **Harvest Point** to the DCRPC.

Commission / Public Comments

No one was present to represent the applicant.

Mrs. Kuba made a motion for Approval of the 90-day tabling for Harvest Point. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Preliminary/Final

21-13 **Wedgewood Commerce Center, Sec. 1, Lot 2069, Div. #1 – Liberty Twp. –
9 lots / 34.02 acres**

I. Conditions

- Applicant:** Wedgewood Limited Partnership
- Subdivision Type:** Commercial
- Location:** west side of Sawmill Parkway between North Hampton Drive and Bradford Court
- Current Land Use:** vacant
- Zoned:** Planned Commercial
- Utilities:** Del-Co water and public sanitary sewer
- School District:** Olentangy
- Engineer:** EMH & T

II. Staff Comments

Wedgewood Commerce Center, Sec. 1, Lot 2069, Div. #1 is the development of a single, existing platted lot into lots that will allow the construction of a large retail user (Target), a series of inline stores and seven outlots. The site is located on the west side of Sawmill Parkway between Bradford Court to the south and North Hampton Drive to the north. Access is provided from both of these streets, as well as via a right-in/right-out on Sawmill Parkway.

A technical review was unnecessary because the Final Plat was signed by the other agencies. 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 **Wedgewood Commerce Center, Sec. 1, Lot 2069, Div. #1** to the DCRPC.

Commission / Public Comments

Mr. David Ruma was present to answer questions from the Commission.

Mrs. Foust made a motion for Preliminary and Final Approval of Wedgewood Commerce Center, Sec. 1, Lot 2069, Div. #1. Mr. Clase seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

CONSENT AGENDA

Final

07-05.2.A Nelson Farms, Section 2, Phase A – Liberty Twp. - 16 lots / 16.016 acres

I. Conditions

- Applicant:** Nelson Farms Association
- Subdivision Type:** Single Family Residential
- Location:** south side of Shale Run Drive between Liberty Rd and Olentangy River Rd.
- Current Land Use:** vacant
- Zoned:** PR (Planned Residential)
- Utilities:** Del-Co Water, public sanitary sewer
- School District:** Olentangy
- Engineer:** EMH & T

II. Staff Comments

This part of Nelson Farms includes the extension of Forestview Lane from its intersection with Shale Run Drive. It includes 16 buildable lots and right-of-way. The site includes an easement for a high-tension power line and related easement. Drainage is located along the backs of several lots and protected with significant (~100-foot) drainage easements.

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 2, Phase A** to the DCRPC.

Commission / Public Comments

Mrs. Foust made a motion for Final Approval of Nelson Farms, Section 2, Phase A. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VI. OTHER BUSINESS

- Consideration for Approval: transfer of funds collected for SWCD \$6,300.00 and Delaware General Health \$3,520.00

Mr. Thurston made a motion to Approve the transfer of funds as presented for SWCD and Delaware General Health. Mr. Fowler seconded the motion. VOTE: Majority For, 0 Opposed, 3 Abstained (Mrs. Kuba, Mr. Clase and Mr. Burke). Motion carried.

- Consideration for Approval: retaining Loveland & Brosius LLC as legal counsel
[Staff note: After the meeting, the office received notice that the firm changed its name to Brosius, Johnson & Griggs, LLC.]
Mr. Irvine made a motion to Approve retaining Loveland & Brosius LLC as legal counsel for 2014. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- 2014 Health Insurance Allowance: continue \$200 monthly allowance

Mr. Clase made a motion to Approve a \$200.00 monthly allowance for staff who opts out of health insurance provided by the DCRPC. Mr. Sites seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Consideration for Approval: Staff salary increases effective 01/04/14

Mr. Gunderman made a motion to Approve the effective date for salary increases as 01/04/14. Mrs. Foust seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VII. POLICY / EDUCATION DISCUSSION (none)

VIII. RPC STAFF AND MEMBER NEWS (none)

Having no further business, Mr. Sedlacek made a motion to adjourn the meeting at 7:40 p.m.. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, January 30, 2014, 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