



Delaware County Regional Planning Commission

109 North Sandusky Street
P.O. Box 8006, Delaware, Ohio 43015
740-833-2260 fax 740-833-2259
www.dcrpc.org

Scott B. Sanders, AICP
Executive Director

MINUTES

Thursday, December 22, 2011 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 17, 2011 RPC Minutes
- Executive Committee Minutes of December 14, 2011
- Statement of Policy

II. VARIANCES

- 18-04.V **W** Olentangy Falls – Liberty Twp. – requesting additional extension of Preliminary approval
 19-02.2.B.V Alum Crossing, Sec. 2, Ph. B–Orange Twp. - requesting additional extension of Preliminary approval
 06-04.V Summerwood Lakes – Berkshire Twp. – requesting extension of Preliminary approval

III. ZONING MAP/TEXT AMENDMENTS

- 18-11 ZON Berlin Twp. Zoning Commission – Zoning Code revisions - Article XXII

IV. SUBDIVISION PROJECTS

Preliminary

		Township	Lots/Acres	
27-03.2.A		Northstar, Section 2, Phase A	Berkshire	10 lots / 07.235 acres
04-11	T	Lake of the Woods No. 1, Lots 233,234,244, Div. #1	Genoa	03 lots / 08.136 acres
05-11		Menards Creekside	Orange	20 lots / 70.969 acres

Preliminary/Final (none)

Final (none)

T=TABLED, W=WITHDRAWN

V. EXTENSIONS

			Township	Lots/Acres
18-04	W	Olentangy Falls	Liberty	31 lots / 32.50 acres
19-02.2.B		Alum Crossing, Section 2, Phase B	Orange	25 lots / 10.512 acres
06-04		Summerwood Lakes	Berkshire	100 lots / 81.00 acres

VI. OTHER BUSINESS

- Executive Committee member election
- Consideration for Approval: Decrease of Appropriations from fund 76270702 (OEPA Grant) for \$2,766.00, object 530.
- Consideration for Approval: 2012 OEPA Budget
- Consideration for Approval: Contract with Liberty Twp. \$2,500.00 (Zoning code update through 12/31/11)

VII. POLICY / EDUCATION DISCUSSION

VIII. RPC STAFF AND MEMBER NEWS

- Recognized Mr. Dick Gladman for his many years of service to the RPC and Exec. Committee

I. ADMINISTRATIVE BUSINESS

▪ **Call to Order**

Chairwoman Foust called the meeting to order at 7:03 p.m.

▪ **Roll Call**

Representatives: Ken O'Brien, Bill Thurston, Lloyd Shoaf, Doug Price, Rick Sedlacek, Steve Burke, Jeff George, Ric Irvine, Holly Foust, Charlie Callender, Bonnie Newland, Bill Metzler, Dave Stites, Garry Gunderman, Susan Kuba, and Tiffany Jenkins. Alternates: Duane Matlack and Doug Riedel. Staff: Scott Sanders, Da-Wei Liou, and Stephanie Matlack.

▪ **Approval of the November 17, 2011 RPC Minutes**

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

▪ **December 14, 2011 Executive Committee Minutes**

1. Call to order

Chairwoman Foust called the meeting to order at 8:30 a.m. Present: Holly Foust, Dick Gladman, Steve Burke, Ken O'Brien and Lloyd Shoaf. Staff: Scott Sanders and Stephanie Matlack.

2. Approval of Executive Committee Minutes from November 9, 2011

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

3. New Business

a. Financial / Activity Reports for November 2011

REGIONAL PLANNING RECEIPTS		October	YTD TOTAL
General Fees (Lot Split)	(4201)		\$2,870.00
Fees A (Site Review)	(4202)		\$600.00
Insp. Fees (Lot Line Transfer)	(4203)	\$100.00	\$1,600.00
Membership Fees	(4204)		\$281,623.32
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$320.84	\$5,796.27
Assoc. Membership	(4206)		
General Sales	(4220)		\$828.18
Charges for Serv. A (Prel. Appl.)	(4230)	\$8,896.90	\$12,084.90
Charges for Serv. B (Final. Appl.)	(4231)	\$528.10	\$12,116.10
Charges for Serv. C (Ext. Fee)	(4232)	\$150.00	\$1,950.00
Charges for Serv. D (Table Fee)	(4233)		\$400.00
Charges for Serv. E (Appeal/Var.)	(4234)	\$300.00	\$3,000.00
Charges for Serv. F (Planned District Zoning)	(4235)		\$2,100.00
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)		\$1,300.00
Soil & Water Fees	(4243)	\$325.00	\$1,150.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		\$124.82
Other Reimbursements A			\$0.00

Other Misc. Revenue (GIS maps)	(4730)		\$599.97
Misc. Non-Revenue Receipts	(4733)		
Sale of Fixed Assets	(4804)		
TOTAL RECEIPTS		\$10,620.84	\$328,143.56

Balance after receipts	\$211,010.80
Expenditures	- \$ 21,358.78
End of November balance (carry forward)	\$189,652.02

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

b. December RPC Preliminary Agenda

- 1.) Site Review: none for December
- 2.) Rezoning: Berlin Twp. Zoning code revision (Art. XXII)
- 3.) Variance:
 - Olentangy Falls
 - Alum Crossing, Sec. 2, Ph. B
 - Summerwood Lakes
- 4.) Preliminary:
 - Northstar, Section 2, Phase A
 - *Lake of the Woods No. 1, Lots 233,234,244, Div. #1 (requested to be tabled 12/13/11)*
 - Menards Creekside
- 5.) Final: None for December
- 6.) Extension:
 - Olentangy Falls
 - Alum Crossing, Sec. 2, Ph. B
 - Summerwood Lakes

c. Director's Report

- 1.) Liberty Twp. – met with the Zoning Commission to discuss updating the Zoning code. A contract has been prepared for the remainder of 2011, after which the Township could utilize their free planning assistance for Jan. 1, 2012.
 - 2.) Harlem Twp. – attending a meeting to discuss Conservation Subdivisions.
 - 3.) Emergency Operations Center – will attend a mock disaster exercise Thursday, 12/15/11.
 - 4.) Convention & Visitors Bureau – nominated to serve on their board.
- Consideration for Approval: Decrease of Appropriations from fund 76270702 (OEPA Grant) for \$2,766.00, object 530.

Mr. O'Brien made a motion to recommend Approval to decrease Appropriations from fund 76270702 (OEPA Grant) for \$2,766.00, object 530. Mr. Burke seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Consideration for Approval: 2012 OEPA Budget

Mr. O'Brien made a motion to recommend Approval of the 2012 OEPA Budget as presented. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Consideration for Approval: Contract with Liberty Twp. \$2,500.00 (Zoning code update through 12/31/11)

Mr. O'Brien made a motion to recommend Approval of the contract between RPC and Liberty Twp. for \$2,500.00 for zoning code updates. Mr. Burke seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

4. **Old Business** (*none*)

5. **Other Business**

- a. Executive Committee member position - Chairwoman Foust stated that there were two Commission members interested in filling the Executive Committee member position after the vacancy left from Mr. Gladman's retirement. The elected person would serve Mr. Gladman's remaining term (until March 2012). Mr. Burke suggested a voting sheet be passed out with the two names, along with space for write ins. Votes will be cast at the end of the meeting, after regular business.

6. **Personnel** (*none*)

7. **Adjourn**

Having no further business, Mr. Shoaf made a motion to adjourn the meeting at 10:30 a.m. Mr. Burke seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Wednesday, January 18, 2012 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

18-04.V **Olentangy Falls – Liberty Twp. – requesting additional extension of Preliminary approval**

** *Withdrawn by the applicant 12/16/11.***

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

I. Request

Rockford Homes, c/o Corey Theuerkauf is requesting a variance to allow a 2-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. The applicant seeks an additional two-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. It is our anticipation if house sales increase to develop Phase B in the near future however it is all contingent on house sales.

Staff comments: Last year, Section 2 Phase A was platted, demonstrating that there is progress in this subdivision. Three out of nineteen lots have sold. The remaining phase is surrounded by development, and the plan should be extended. 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. He explained that the two year extension was requested in part by the market and economic conditions along with the need to find a new home for 25,000 yards of fill material.

Mr. Shoaf made a motion to recommend Approval of the variance request for Alum Crossing, Section 2, Phase B. Mr. O'Brien seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

06-04.V Summerwood Lakes – Berkshire Twp. – requesting extension of Preliminary approval

I. Request

Homewood Corp. is requesting a variance to allow a 2-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 Summerwood Lakes subdivision in Berkshire Township.

The proposed subdivision is located on the east side of 3 B's and K Road, north of Dustin Road. The subdivision proposes 100 lots on 81 acres.

II. Facts

1. The Subdivision Regulations require that a Subdivision be completely platted within five years of the first Section being recorded;
2. Summerwood Lakes received Preliminary approval on March 25, 2004;
3. Section 1 was recorded December 2006, giving the remaining sections until December 2011 to be recorded.
4. The applicant seeks an additional two-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: "Homewood Corporation is asking for a variance to sections 204.04 and 102.03 regarding the expiration and extension of the Preliminary Plan. The Preliminary Plan was approved and the Section 1 Final Plat was recorded on 12/15/2006. According to section 204.04 of the DCRPC code, the Preliminary Plan expires five

years after the date of recording Section 1.

To date, only Section 1 has been developed and Final Plat recorded. There are twenty seven lots available in Section 1 and it is not anticipated to develop future sections for another two years. The future sections account for 68 lots and considerable open space. All three sections have been engineered and there is no reason to believe that the development will not ultimately be built according to plan.

Due to the declining housing market and general economic conditions, Homewood respectfully requests a variance to section 102.03 to allow for an extension of two years.

The granting of this variance would not be detrimental to the public health, safety and welfare to other parties. The conditions of which this variance is sought are unique to this property due to the scope and size of the overall project. A considerable hardship would occur to not only the owner of the property, but to existing homeowners who have purchased within the subdivision should the Preliminary Plan expire. The Preliminary Plan will continue to be followed and no other variances are being sought to vary any other provision of the original approval.”

Staff comments: While one section has been recorded, there has been little activity within the subdivision. The land to the north has been developed as an Olentangy middle school and a bus facility, with large lots developed to the south. Based on economic conditions, it is reasonable to extend this subdivision beyond that allowed in the regulations. Staff recommends that the extension be limited to one year and that a future section should provide a pedestrian connection to the school site to the north.

IV. Staff recommendation

DCRPC staff recommends that based on market and economic conditions, the variance request from Sec. 102.03 & 204.04 for **Summerwood Lakes** be *Approved*.

Commission / Public Comments

There was no one present to represent the applicant.

Mr. Shoaf made a motion to Approve the variance request for Summerwood Lakes. Mr. Thurston seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

III. ZONING MAP/TEXT AMENDMENTS

18-11 ZON Berlin Twp. Zoning Commission – Zoning Code revisions - Article XXII

I. Introduction

The Berlin Township Zoning Commission initiated changes to its sign code on November 15, 2011. These are amendments to a small portion of Article XXII that was reviewed previously. The new text is quoted here:

“22.03 I Historic Village of Cheshire Informational and / or Directional Signage:

1. One sign each from the North, East, South, and West within one mile of the intersection of Africa and Cheshire Roads which identifies or depicts the Village of Cheshire and its inherent historic features may be placed at locations upon entering and exiting the area. The sign located east of the intersection will require approval by the owner of the private property. The signs located north, south, and west of the intersection will

require approval of the Army Corps of Engineers. Such signs shall be located outside the ROW and shall not exceed six (6) square feet of area per side with not more than two (2) sides.

2. A single permanent directional sign may be erected in a central location which identifies the area and provides space for the names of individual area businesses, helping visitors locate areas of commerce. Architectural structure and placement of the sign must be developed in conjunction with the Zoning Commission and be in strict compliance with Section 22.03 C, (Monument style freestanding signs identifying commercial or office complexes).”

Staff Comments: *The intention is to allow a certain amount of direction signage for multiple businesses in a way that does not add sign clutter. Limited to six square feet, this is a reasonable amendment to the code. Ideally, such a combination sign would be placed at the intersection of Cheshire and Africa Roads, allowing for a singular sign instead of a sign in all four directions.*

II. Staff Recommendation

Staff recommends **Approval** of amendments to Article XXII to the DCRPC, Berlin Township Zoning Commission and Berlin Township Trustees.

Commission / Public Comments

Mr. Gunderman made a motion to recommend Approval of the text amendments to the Berlin Township Zoning Code. Mr. Price seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Mr. Sedlacek). Motion carried.

IV. SUBDIVISION PROJECTS

Preliminary

27-03.2.A Northstar, Section 2, Phase A – Berkshire Twp. - 10 lots / 07.235 acres

I. Conditions

Applicant: Northstar Lot Development LLC
Subdivision Type: Single Family Residential
Location: south side of Wilson Rd., east of Twin Green Ave.
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

Northstar, Section 2, Phase A is a 10-lot residential phase at the northern end of Berkshire Township. These lots are accessed via a street named Great Lie Drive. This road is accessed by Twin Green Avenue, which eventually connects to Wilson Road. Twin Green Avenue will be built with a future phase of Northstar, either prior to Section 2, Phase A being built, or concurrently with this phase. This subdivision also includes a 1.163-acre open space area which will serve as a drainage area for additional future development to the northeast.

A technical review was held on December 13, 2011, after which the applicant has addressed all of the

required changes.

III. Staff Recommendation

Staff recommends *Preliminary Approval* of **Northstar, Section 2, Phase A** to the DCRPC.

Commission / Public Comments

Mr. Thom Ries with Terrain Evolution was present to answer questions from the Commission.

Mr. Price made a motion for Preliminary Approval of Northstar, Section 2, Phase A. Mr. Sedlacek seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained. Motion carried.

04-11 T **Lake of the Woods No. 1, Lots 233,234,244, Div. #1 – Genoa Twp. - 03 lots / 08.136 acres**

Applicant: Jane Abell and Edward T. McClellan, Esq.

Engineer: Robert Watts

Previous tablings: 09/29/11-12/22/11

I. Staff Comments

The applicant has requested a 30-day tabling of Lake of the Woods, No. 1, Lots 233, 234 and 244, Div. #1 in order to work out details of the sewage treatment system with the Delaware General Health District.

II. Staff Recommendation

Staff recommends *Approval of the 30-day tabling* of **Lake of the Woods No. 1, Lots 233, 234 and 244, Div. #1** to the DCRPC.

Commission / Public Comments

No one was present to represent the applicant.

Mr. Price made a motion to Approve the 30-day table request. Mr. Sedlacek seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

05-11 **Menards Creekside – Orange Twp. - 20 lots / 70.969 acres**

I. Conditions

Applicant: HIGHDEV Inc.

Subdivision Type: Planned Industrial and Planned Commercial lots

Location: East side of US Highway 23 S, south of Corduroy Rd.

Current Land Use: vacant

Zoned: Planned Industrial (PI) and Planned Commercial (PC)

Utilities: Del-Co water and central sanitary sewer

School District: Olentangy

Engineer: CESO Inc.

II. Staff Comments

Menards is proposing a new store on US 23 across from Halfway Avenue and Corduroy Road. The store will be placed at the eastern end of a generally square 71-acre site. The Menards store is the only building that will be built initially, but the site plan shows a number of out lots, five of which front on the highway, with 15 others fronting interior streets.

As part of the initial development, Corduroy Road to the north, Creekside Drive to the south, and Graphics Way in the center of the site, will all be built as public roads. A new traffic signal will be built at Corduroy Road, as defined in ODOT's Access Management Plan. An additional north/south backage road is planned behind the frontage lots, though this layout may change as end users are identified. An asphalt mixed-use trail will parallel Graphics Way as defined in the township's trails plan, with sidewalks proposed along the north side of Corduroy Road, part of Creekside Drive and along the future backage road.

The current site is former agriculture, with several established treelines along parcel lines. This land is the headwaters for several streams that head west to the Olentangy River. One large wet retention basin is provided, as well as a smaller one located near a wooded area along the southern border. Due to the size of the overall development and several existing small sub-watersheds on site, two additional dry detention basins are provided, one of which will handle water from the Menards parking area with the other located at the northwest corner of the site. One set of high-tension powerlines crosses the southwest corner of the site.

A technical review was held on December 13, 2011, after which the applicant has addressed all of the required changes except for the following:

- 1. Provide a grading plan for the roads and Menards site;***
- 2. Include, in textual form, any mitigation plans for the streams on site.***

III. Staff Recommendation

Staff recommends *Conditional Preliminary Approval* of **Menards Creekside** to the DCRPC, *subject to the following:*

- 1. Submission of a grading plan for the road network and Menards site;*
- 2. Submission of a textual description of mitigation plans for the streams on the site.*

Commission / Public Comments

Mr. Tom O'Neil with Menards and a representative from CESO engineering firm were present to answer questions from the Commission.

Mr. Gunderman questioned the changes from the previous plan the Commission had seen including the power lines and the wetlands. Mr. Sanders explained that the road to the south did not sweep as much as it does now, the land area in that section may end up being an open space lot because of how limited the development area will be once the detention basin goes in. Mr. O'Neil stated that once the engineers work more with the grading plans, the detention may move more to the east.

Chairwoman Foust questioned how the applicant could build roads on adjacent properties. Mr. O'Neil explained that Menards has relationships with those adjoining owners for possible future easements and ownership interest. The applicant stated that they have been in contact with AEP regarding the Creekside Dr. area and have a prospective deal in place to purchase a triangular piece of property that will ultimately become part of the final plat and the extension of Creekside Drive.

Mr. Sedlacek made a motion for Conditional Preliminary Approval of Menards Creekside, subject to staff recommendations. Mr. O'Brien seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Preliminary/Final (none)

↓
CONSENT AGENDA

Final (none)

V. EXTENSIONS

18-04 Olentangy Falls – Liberty Twp. - 31 lots / 32.50 acres

Withdrawn by the applicant 12/16/11.

19-02.2.B Alum Crossing, Section 2, Phase B – Orange Twp. -25 lots / 10.512 acres

Applicant: Rockford Homes – Corey Theuerkauf

Engineer: Sands Decker CPS – Mark Cameron

Preliminary approval: 10/31/02

Extensions granted: 10/30/03, 4/29/04, 9/30/04, 01/27/11 (via variance)

I. Staff Comments

The applicant is requesting a 2-year extension of the **Alum Crossing, Section 2, Phase B** due to current economic conditions.

II. Staff Recommendation

Staff recommends *Approval* of a 1-year extension for the **Alum Crossing, Section 2, Phase B** to the RPC, *subject to a Variance being granted.*

Commission / Public Comments

Mr. Shoaf made a motion to recommend Approval of a 1-year extension for Alum Crossing, Section 2, Phase B. Mr. O'Brien seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

06-04 Summerwood Lakes – Berkshire Twp. - 100 lots / 81.00 acres

Applicant: Homewood Corp.
Engineer: Floyd Browne Group
Preliminary approval: 03/25/04
Extensions granted: 03/31/05, 09/29/05

I. Staff Comments

The applicant is requesting a 2-year extension of **Summerwood Lakes** due to current economic conditions.

II. Staff Recommendation

Staff recommends *Approval* of a 1-year extension for **Summerwood Lakes** to the RPC, *subject to a Variance being granted.*

Commission / Public Comments

Mr. Shoaf made a motion to recommend Approval of a 1-year extension for Summerwood Lakes. Mr. Thurston seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VI. OTHER BUSINESS

- Executive Committee member election

Mrs. Jenkins stated that the Nominating Committee had two members express interest in serving on the Executive Committee; Dave Stites, Kingston Twp. and Ric Irvine, Concord Twp.

Mrs. Jenkins made a motion to nominate Dave Stites and Ric Irvine to the Executive Committee. Mr. Shoaf seconded the nominations. VOTE: Unanimously For, 0 Opposed. Motion carried.

Chairwoman Foust asked if there were any other nominations.

Hearing none, Mr. Sedlacek made a motion to close the nominations. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

After a ballot vote, Mr. Dave Stites was elected to the Executive Committee to serve out Mr. Gladman's position until March 2012 elections.

- Consideration for Approval: Decrease of Appropriations from fund 76270702 (OEPA Grant) for \$2,766.00 object 530.

Mr. Shoaf made a motion to Approve the Decrease of Appropriations from fund 76270702 (OEPA Grant) for \$2,766.00 object 530, seconded by Mr. Sedlacek. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Consideration for Approval: 2012 OEPA Budget

**Delaware County Regional Planning Commission
 2012 OEPA Budget**

Administration		
Salaries		\$3,900
PERS		\$546
Workers Comp.		\$35
Medicare		\$56
Hospitalization		\$1,105
Life Insurance	(5104)	\$50
Dental	(5103)	\$250
		\$5,942
 Materials & Supplies		
Office Supplies	(5201)	\$225
		\$225
 Services & Charges		
Contracted Professional Services	(5301)	\$13,720
Contract Maintenance	(5335)	\$200
		\$13,920
		\$20,087

Mr. Gunderman made a motion to Approve the OEPA Budget for 2012 as presented. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Consideration for Approval: Contract with Liberty Twp. \$2,500.00 (Zoning code update through 12/31/11)

Mr. Price made a motion to Approve the Contract with Liberty Twp. \$2,500.00, seconded by Mr. Sedlacek. VOTE: Unanimously For, 0 Opposed. Motion carried.

VII. POLICY / EDUCATION DISCUSSION *(none)*

VIII. RPC STAFF AND MEMBER NEWS

- Recognition of Mr. Gladman’s years of service with the Executive Committee and the Regional Planning Commission.

Mr. Sanders recognized Mr. Dick Gladman’s over 21 years of service as a Representative from Orange Township on the Regional Planning Commission, more than 13 years on the Executive Committee,

participation in the review and adoption of several county-wide planning documents including the various amendments and complete re-writes of the Subdivision Regulations, review of the Thoroughfare Plan and numerous Township and Village Comprehensive Plans.

The Commission thanked Mr. Gladman for his years of service with a thoughtful award. Due to Mr. Gladman's absence, the staff will ensure its delivery.

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

The next meeting of the Delaware County Regional Planning Commission will be Thursday, January 26, 2012, 7:00 PM at the Willis Building, 2079 US 23 North, Conference Room, Delaware, Ohio 43015.

Holly Foust, Chairperson

Stephanie Matlack, Executive Administrative Assistant