



# Delaware County Regional Planning Commission

109 North Sandusky Street  
P.O. Box 8006, Delaware, Ohio 43015  
740-833-2260 www.dcrpc.org  
Scott B. Sanders, AICP Executive Director



## *\*MINUTES\**

Thursday, July 26, 2018 at 6:30 PM

Frank B. Willis Building, 2079 US 23 North, Conference Room,  
Delaware, Ohio 43015

### I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of June 28, 2018 RPC Minutes
- Executive Committee Minutes of July 18, 2018
- Statement of Policy

### II. VARIANCES

15-18.V Brent Wolfe – Porter Twp. – Section 306 – Common Access Driveway (CAD Subdivision)

### III. ZONING MAP/TEXT AMENDMENTS

15-18 ZON M/I Homes – Berkshire Twp. – PMUD review – Northlake Preserve

16-18 ZON Berkshire Twp. Zoning Commission – text amendments - Articles 16 and 17

### IV. SUBDIVISION PROJECTS

#### Preliminary

		Township	Lots/Acres
15-18	Wolfe CAD	Porter	02 lots / 09.819 acres

#### Preliminary/Final

17-18	<b>F=T</b> Northbrooke Corp. Center, Ph. 2, Lots 5099 & 5100, Div. #1	Orange	02 lots / 11.435 acres
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18-18	Green Meadows Corp. Park, Ph. 2, Lot 756, Div. #1	Orange	02 lots / 02.335 acres
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#### Final

12-18	Fourwinds Drive, Sec. 2, Lot 1219, Div. #1 (Cottages at Northlake Woods South)	Berkshire / Berlin	57 lots / 16.518 acres
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08-18	North Orange, Sec. 1, Ph. 2, Pt. A, Lot 6257, Div. #1	Orange	02 lots / 10.28 acres
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19-18	Olentangy Crossing, Sec. 2, Lot 7510 easement vacation	Orange	01 lot / 0.251 acres
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T=TABLED, W=WITHDRAWN

### V. EXTENSIONS (none)

### VI. OTHER BUSINESS

### VII. POLICY / EDUCATION DISCUSSION

### VIII. RPC STAFF AND MEMBER NEWS

**I. ADMINISTRATIVE BUSINESS**

▪ **Call to Order**

Chairman Stites called the meeting to order at 6:35 p.m.

▪ **Roll Call**

Representatives: Ric Irvine, Gary Merrell, Barb Lewis, Mike Frommer, Tom Hopper, Joe Shafer, Dave Stites, Tracey Mullenhour, Bill Thurston, Ed Snodgrass, Dan Quick, Josh Vidor, Bonnie Newland, Mike Dattilo and Doug Price. Alternates: Jesse Mann, Dave Weade, Dustin Kent, Tiffany Jenkins, Bill Piper, Jeff Beard, and Martin Fisher. Arrived after roll call: Ken O’Brien (A), Susan Kuba (R), and Fred Fowler (R).

▪ **Approval of the June 28, 2018 RPC Minutes**

*Mr. Irvine made a motion to Approve the minutes from June 28<sup>th</sup>, seconded by Mr. Shafer. VOTE: Unanimously For, 0 Opposed. Motion carried.*

▪ **July 18, 2018 Executive Committee Minutes**

**1. Call to order**

Chairman Stites called the meeting to order at 9:00 a.m. Present: Dave Stites, Mike Frommer, and Susan Kuba. Absent: Jeff George and Gary Merrell. Staff: Scott Sanders and Stephanie Matlack.

**2. Approval of Executive Committee Minutes from June 20, 2018**

*Mrs. Kuba made a motion to Approve the minutes from the last meeting, seconded by Mr. Frommer. VOTE: Unanimously For, 0 Opposed. Motion carried.*

**3. New Business**

- Financial / Activity Reports for June 2018

REGIONAL PLANNING RECEIPTS		JUNE	YTD TOTAL
General Fees (Lot Split)	(4201)	\$1,230.00	\$6,045.00
Fees A (Site Review)	(4202)		\$3,299.00
Insp. Fees (Lot Line Transfer)	(4203)	\$100.00	\$1,700.00
Membership Fees	(4204)	\$90.00	\$231,805.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)		\$0.00
Assoc. Membership	(4206)		\$0.00
General Sales	(4220)		\$0.00
Charges for Serv. A (Prel. Appl.)	(4230)	\$1,800.00	\$48,470.00
Charges for Serv. B (Final. Appl.)	(4231)	\$6,400.00	\$33,380.60
Charges for Serv. C (Ext. Fee)	(4232)	\$150.00	\$300.00
Charges for Serv. D (Table Fee)	(4233)	\$800.00	\$1,400.00
Charges for Serv. E (Appeal/Var.)	(4234)	\$300.00	\$1,200.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$300.00	\$3,900.00

OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$810.00	\$7,150.00
Soil & Water Fees	(4243)	\$250.00	\$3,750.00
Commissioner's fees	(4244)		\$0.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		
Other Reimbursements A			\$0.00
Other Misc. Revenue (GIS maps)	(4730)		\$0.00
Misc. Non-Revenue Receipts	(4733)	\$30.00	\$147.00
Sale of Fixed Assets	(4804)		\$0.00
<b>TOTAL RECEIPTS</b>		<b>\$12,260.00</b>	<b>\$3342,543.60</b>

Balance after receipts	\$1,011,296.07
Expenditures	- \$ 32,048.63
End of June balance (carry forward)	\$ 979,247.44

*Mrs. Kuba made a motion to Approve the Financial report as presented subject to Audit. Mr. Frommer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

- Site Review
  - 1.) Whetstone Ridge – Liberty Twp. – 9 lots / 18.88 acres
  - 2.) Koban CAD – Liberty Twp. – 3 lots / 4.186 acres
  - 3.) Courtyards at Clear Creek – Orange Twp. – 130 lots / 49.8 acres
  
- July RPC Preliminary Agenda
  - 1.) Rezoning:
    - M/I Homes – Berkshire Twp. – PMUD review
  - 2.) Variance / Extension
    - Brandt Wolfe – Porter Twp. – Sec. 306 Common Access Driveway
  - 3.) Preliminary:
    - Wolfe CAD – Porter Twp. – 2 lots / 9.819 acres
  - 4.) Preliminary/Final:
    - Northbrooke Corp. Center, Ph. 2, Lots 5099 & 5100, Div. #1 – Orange Twp. - 02 lots / 11.435 acres
    - Green Meadows Corp. Park, Ph. 2, Lot 756, Div. #1 – Orange Twp. - 02 lots / 02.335 acres
  - 5.) Final:
    - Fourwinds Drive, Sec. 2, Lot 1219, Div. #1(Cottages at Northlake Woods South) - Berkshire /

Berlin Twp.'s - 57 lots / 16.518 acres

- North Orange, Sec. 1, Ph. 2, Pt. A, Lot 6257, Div. #1 – Orange Twp. - 02 lots / 10.28 acres
- Olentangy Crossing, Sec. 2, Lot 7510 easement vacation – Orange Twp. - 01 lot / 0.251 acres
  
- Director's Report
  - 1.) **Berlin Township Comp Plan** waiting for next meeting;
  - 2.) **Berlin Township general:** staff was asked to perform some backlogged administrative reviews, mostly plat reviews for zoning compliance;
  - 3.) **County Trail Plan:** meeting today (July 18) to discuss grant applications; Also working on poster maps for use by Galena and the Ohio to Erie Friends of the Trail group which is holding its annual fundraiser on Saturday, July 21;
  - 4.) **Health District:** attended two meeting to prioritize focus areas for the Community Health Improvement Plan. This is a process that takes place every 5 years or so and engages community health partners, local hospital systems, and other agencies.
  - 5.) **Website migration.** New site went live on July 9. Still working out some glitches – mostly broken links to pdfs. All but one map issue has been resolved;
  - 6.) **Brown Township Comp Plan** second meeting – presented draft, continue in August;
  - 7.) **Career Center:** participated in architect interviews July 16;
  - 8.) **Troy Township** – reformatted code, met with Zoning Commission to discuss amendments;
  - 9.) **Central Ohio Greenways group (COG):** Phil attended on July 17;
  - 10.) **GIS Intern:** started last week, updating projects from previous GIS version;
  - 11.) **Trakit Software:** attended webinar demonstrating current log sheets and databases;
  - 12.) **Harlem Township:** current Zoning Code in the office – reformatting process begun;
  - 13.) **Regional Data Advisory Committee:** Attended quarterly meeting at MORPC;
  - 14.) **Project Oasis:** attended an internal county/township/ODOT meeting to discuss. Received a couple media inquiries. Meeting with developer scheduled for next week.
  
- Corridor Study discussion – *will continue this discussion until all EC members are present along with Bob Lamb, Economic Development Director.*
  
- 2016-2017 Financial Audit by State Auditor – Mr. Sanders clarified the extra amount owed for the State Audit (\$123). This amount was due to additional time needed to review scanned checks by the bank. There were no exceptions found during the audit process. One error was brought to the staff's attention for dues that were billed at \$12,322 but collected at \$12,232. This error was corrected by rebilling for the difference of \$90 and collection of those funds has taken place.
  
- Special Planning Contract Approval

*Mr. Frommer made a motion to Approve contracts for planning services for Brown Twp. Comprehensive Plan and the Troy Twp. Zoning Resolution amendments. Mr. Stites seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Mrs. Kuba). Motion carried.*

4. Old Business (none)

5. Other Business (none)

6. Personnel

- Mr. Sanders stated that Matthew Kramer started his position as the Planning / GIS Intern last week. He will work for a total of 360 hours.

7. Adjourn

*Having no further business, Mrs. Kuba made a motion to adjourn the meeting at 10:45 a.m. Mr. Frommer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

The next regular Executive Committee meeting will be Wednesday, August 22, 2018 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 comment followed by questions from 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

### 15-18.V Brent Wolfe – Porter Twp. – Section 306 – Common Access Driveway (CAD Subdivision)

#### I. Request

The applicant is requesting a variance from Section 306 of the Delaware County Subdivision Regulations to allow a 2-lot Common Access Driveway subdivision on the north side of Beacom Road, approximately 1,000' west of SR 61.

#### II. Facts

1. The applicant, Brent Wolfe, seeks to create a two-lot subdivision at 12121 Beacom Road, utilizing a Common Access Driveway to create a second lot;
2. The adjacent lot to the west (12118 Beacom Road) currently utilizes a shared driveway that the Auditor's GIS website indicates is on the Wolfe property; (complete letter is available for review)
3. The adjacent owners have submitted a letter stating that they are not in agreement with the proposal. A portion of that letter states "It is our understanding that the driveway in question on our property belongs to us and will continue to research. We do not agree to any construction on this property."
4. The Wolfes have submitted a letter noting that the driveway will be moved completely onto the Wolfe property where needed, will be improved to meet the current standards, and will likely benefit the adjacent lot by legally granting an easement to them; (complete letter is available for review)
5. The site is approximately 9.819 acres with 60' of frontage;
6. The proposed CAD enters the site and travels approximately 725 feet to the north, providing frontage for the two lots;

7. The land is zoned AR-1, requiring a 2-acre minimum lot size with 400 feet of frontage (or width);
8. Del-Co Water is available to the site with an existing 6" line running across the frontage of the site;
9. Relevant sections of the Subdivision Regulations:

“306.06 l.) There shall be no future extension of or off the CAD to additional lands unless approved by the RPC, in its discretion; **Staff note:** although Section 306.06 (l.) refers to “future extension of or off the CAD,” it has always been interpreted as also restricting access off the CAD at the time of subdivision development.

### 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.

*“Allowing the owner at 12118 Beacom Road to continue to access the driveway would provide for consolidated access points. Their home is over 500 feet from the centerline of Beacom Road and best accessed through the CAD. If it were to be further split, this plat could be amended to include it at that time.”*

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

*“This driveway was built due to specific site conditions along the edge of this neighboring property. The owner is only proposing two (2) lots at the rear of the CAD. The home at 12118 and 12121 Beacom Road are already existing.”*

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.

*“If the applicant (owner) were required to build a separate driveway, they would generate additional runoff and require unnecessary storm water amendments.”*

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.

*“This proposal is in keeping with the Porter Township Zoning Resolution and Comprehensive Plan and will otherwise comply with the Delaware County Subdivision Regulations.”*

**Staff Comment:** Staff generally agrees with the statements made within the variance request. Surrounding development prevents the extension of the drive, and the proposed lot sizes are not out of character with the current development trend in the immediate area. The Preliminary Plan that was submitted and reviewed appears to meet all the standards as required. Both of the new lots will be at least 400' wide. Approval of the Final Plat will require the submission of a Maintenance Agreement in

accordance with the CAD standards. Although the current driveway and future CAD will be located on the Wolfe property, the neighboring lot will continue to be provided access to it.

Staff has not been provided any information that a legal arrangement exists for sharing the driveway that would limit the development of this CAD, assuming it is developed according to the Regulations, as proposed. The Commission Staff cannot independently confirm the location of the current driveway but the submitted documents indicate that there may be areas where the drive slightly encroaches onto the neighboring property. The applicant has the option of moving the drive if the issue cannot be resolved. However, widening to the east, where required based on the CAD standards, while allowing the neighboring lot to continue use of the drive appears to be a reasonable request.

#### **IV. Staff Recommendation**

DCRPC staff recommends that based on the Findings of Fact under Criteria for a Variance above, the variance request from Sec. 306 by **Brent Wolfe** be *Approved*.

#### **Commission / Public Comments**

Chairman Stites swore in those wishing to testify.

Mr. Joe Clase, Plan 4 Land was present to represent the applicant Brent Wolfe, Tom Wolfe along with attorney Dave Gordon. Mr. Clase stated that there is a shared access point. Tim Guider did the survey of the lot and the driveway slightly tapers to the east as it goes back. After discussions with the Technical Review Committee last month, it was determined to do the improvements to the east so that the CAD is technically 100% on the Wolfe property. The variance is to allow the out lot to not be included in the proposed CAD subdivision (plat).

Mrs. Carol Spaulding, 12118 Beacom Road, stated that they have lived at this property for 13 years and have shared the driveway. She explained that when they moved in, they were told there wouldn't be room for another home in the back lot. She is not in favor of more homes being built or the possibility of further lots being created.

Mr. Steve Spaulding, 12118 Beacom Road, said his home was built in 1979 and the driveway was a part of the house. Mrs. Spaulding stated that the deed shows the driveway is shared.

Attorney Dave Gordon, 82 N. Franklin Street, presented a copy of the Spauldings' deed that shows a description of their 5 acres and no additional easement. Paperwork shows that at one point about 4 feet (of the driveway area) is on their property but not an easement in addition to that. Mr. Gordon stated that in his opinion, it would be in the best interest of the Spauldings to join into this CAD so they have a permanent easement. He doesn't believe they want to do this and also do not want to share in the maintenance of the driveway, which they have not done in the last couple of years (including putting down stone).

Mrs. Spaulding questions the plans for the drainage when the driveway is improved. There are currently water issues on their property.

Mr. Stites asked the Spauldings if they had a survey of their property with their deed and if it showed they

own the strip of land. Mrs. Spaulding presented the Chairman with her survey and deed. It appeared to Chairman Stites that the survey does not show that they owned the strip (driveway). Mr. Clase restated that the variance request is to not require the Spaulding lot to be a part of the CAD plat.

Mr. Spaulding asked if there were any plans to fix the water issues that are currently there. Mr. Irvine recommended contacting the Delaware County Soil and Water District about the water issue.

*Mrs. Kuba made a motion based on the Findings of Fact that the Variance by Brent Wolfe be Approved. Mr. Irvine seconded the motion. VOTE: Majority For, Few Opposed, 3 Abstained (Porter, Berlin, Ashley). Motion carried.*

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### III. ZONING MAP/TEXT AMENDMENTS

#### 15-18 ZON M/I Homes – Berkshire Twp. – PMUD review – Northlake Preserve

##### I. Request

The applicant, M/ I Homes, is requesting approval for the final development plan for Northlake Preserve.

##### II. Conditions

**Location:** east side of the northern extension of Fourwinds Drive

**Present Zoning:** Planned Mixed Use District

**Present Use(s):** undeveloped, agriculture

**Proposed Use(s):** 228 single-family units

**Proposed Density:** 1.92 dwelling units / gross acre  
2.37 dwelling units/net acre

**Open Space:** 57.2 acres (48.2%)

**School District:** Olentangy Local School District

**Utilities Available:** Del-Co Water and central sanitary sewer

**Critical Resources:** wetlands, ponds

##### III. Process

This is a review of a Development Plan in accordance with the process of applying the PMUD to a specific area. As such, the typical process of rezoning is not required. Once the Development Plan is approved in accordance with the PMUD, the underlying district will no longer apply.

##### IV. Review

Staff report included comments related to internal traffic as well as the timing of Fourwinds Drive. Since the review, the County Engineer's staff is close to approving the engineering for the remaining portion of Fourwinds.

The code allows for Divergences and four were requested. One was a front porch encroachment, which is reasonable. One was for a model home time extension, which was also reasonable. The other two were requests



for narrower lots than defined in the code and for narrower building separation than required. Staff made typical comments about blanket divergences, the need for a clarification between “frontage” and “building line,” and made specific recommendations about lot width and road layout.

The design was forwarded to the County Engineer’s office and comments that were received were forwarded to the applicant and Township.

**V. Conclusion**

No action is needed by the Commission as this was an Administrative Review by staff to the Township.

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**16-18 ZON Berkshire Twp. Zoning Commission – text amendments - Articles 16 and 17**

**I. Request**

The Berkshire Township Zoning Commission initiated on July 5, 2018, a zoning amendment that would combine Articles 16 and 17.

**II. Introduction**

In 2015, Berkshire Township adopted an overlay district called the Planned Mixed Use District (PMUD) in accordance with ORC 519.021(C), which allows a Planned Unit Development district to be “floated” over a specific area. Future applicants must then submit a Development Plan to the Zoning Commission that meets the standards as outlined in the code. The area included land on all four quadrants around the I-71/US 36/SR 37 interchange. This became Article 16.

In late 2017, the Township adopted another overlay impacting land exclusively on the east side of I-71, north of US 36/SR 37, using the same process and very similar design standards. This became Article 17, known as the 36/37 Planned Mixed Use District (36/37 PMUD). Much of the area was already zoned Planned Commercial and Office.

To simplify the development review and approval process, the Zoning Commission has worked with RPC staff to compare the two sets of regulations toward the goal of unifying them into a single article and single overlay manages with a single map.

The map appears somewhat complex based on the numerous subareas described in the Article. Some are related to total number of units allowed (5A, 7A, 6A-D, and 8A). The others are related to allowable building height (2A-B, 3A-B, and 4A-B). All land within Zone 9A is currently in various steps in the development and construction process.

Other amendments include, in summary:

- New Permitted Uses (with specific design criteria and locations) for automobile dealers and general warehousing;
- Additional signage lighting requirements;
- Additional detail regarding divergence applications;
- Additional language regarding modifications to an approved Development Plan;

- Creation of a table indicating densities, number of units, location limitations, and maximum height for all subarea zones;
- Additional parking lot location restrictions;
- Allowance for shared parking calculations in certain situations;
- Significant additional language regarding parking for big box retail;
- Additional language regarding connectivity with non-motorized (pedestrian and bike) modes;
- Additional language regarding stormwater basins; **Staff comment:** confirm with County Engineer's office that the additional language is appropriate.

**Staff comment:** these all appear to be reasonable amendments and should make application of the overlay easier to administer.

While reviewing building setbacks, it was noted that both current overlays and the proposed language includes a statement that all buildings should include a 20-foot strip of land between the building and the right-of-way. Within this area, sidewalks and multi-use paths would be permitted, as would treelawns and landscaping. This is appropriate for arterial and collector streets but may negatively impact walkability for internal streets (local, public, and private). Unless the Zoning Commission agrees that this can be handled with Divergence requests, the language in 16.08(D)(4) could 1.) reduce the 20' requirement to 10', or 2.) reference the setback from the edge of the curb, or 3.) add language noting that "buildings may be closer to the road when designed as part of a walkable 'downtown' design. A building setback of 35 feet is required from 36/37 and Wilson, which is appropriate.

### III. Staff Recommendations

Staff recommends **Conditional Approval** of the amendments to Article 16 and 17 of the Berkshire Township Zoning Resolution to the DCRPC, Berkshire Twp. Zoning Commission and Berkshire Twp. Trustees, subject to:

- 1.) Checking with the County Engineer's office regarding the stormwater basin language;
- 2.) Considering setback language as noted under staff comments above;
- 3.) Ensuring that as part of adoption, it is clear that the previous Article 16 and Article 17 no longer apply except where a Development Plan is either approved or in process of being approved.

### Commission / Public Comments

Mr. O'Brien asked what was contemplated for Fourwinds Drive (Zone 9A). Mr. Sanders said that Fourwinds would continue up to North 3 B's & K currently into a T intersection, eventually when the County can get some property to the north it has been designed to continue north. Mr. O'Brien stated that Berlin Twp. is concerned if it would be platted. Mr. Sanders stated his understanding is that it would be platted.

Mr. Shafer asked about the recommendation regarding stormwater basin language. Mr. Sanders explained that there is design criteria he would like them to look at.

**Mr. Price made a motion to recommend Conditional Approval of the amendments to Article 16 and 17 of the Berkshire Twp. Zoning Resolution. Mr. Irvine seconded the motion. VOTE: Majority For, 0 Opposed, 4 Abstained (Berkshire, Berlin, and Scioto Townships and Ashley). Motion carried.**

#### IV. SUBDIVISION PROJECTS

##### Preliminary

15-18 Wolfe CAD – Porter Twp. - 02 lots / 09.819 acres

##### I. Conditions

**Applicant:** B.T. & L Wolfe and S.L. & C. Spaulding  
**Subdivision Type:** Single Family Residential CAD  
**Location:** North side of Beacom Rd., west of SR 61 North  
**Current Land Use:** Single family house lot  
**Zoned:** Farm Residential (A-1)  
**Utilities:** Del-Co water and private on-lot treatment systems  
**School District:** Big Walnut Local Schools  
**Planner:** Plan 4 Land

##### II. Staff Comments

Wolfe CAD is a 2-lot Common Access Driveway subdivision on the north side of Beacom Road in Porter Township. The CAD and utility easement will utilize the existing driveway to serve an existing house and a new house site. The adjacent lot to the west will be allowed to continue to use the driveway by easement while not being required to be part of the subdivision plat, if the Variance is granted. Lots are 6.1 acres and 2.9 acres in size and will utilize on-site waste treatment.

*A technical review was held on June 19, 2018, after which the applicant has addressed all of the required changes.*

##### III. Staff Recommendation

Staff recommends *Conditional Preliminary Approval* of the Wolfe CAD to the DCRPC, *subject to the Variance being granted and any other Conditions related to the Variance.*

##### Commission / Public Comments

Mr. Clase was present along with the applicant Brent Wolfe and attorney Dave Gordon. They did not have anything additional to add to the Preliminary plan discussion. Mr. Gordon stated that they are willing to allow the Spauldings to continue to use the driveway and would be willing to put a permanent easement in place. They would also like the Spauldings to contribute to the maintenance of the driveway.

*Mrs. Kuba made a motion for Preliminary Approval of the Wolfe CAD. Mr. Irvine seconded the motion. VOTE: Majority For, 0 Opposed, 3 Abstained (Berlin and Porter Twp's and Ashley). Motion carried.*

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**Preliminary/Final**

17-18 F=T Northbrooke Corp. Center, Ph. 2, Lots 5099 & 5100, Div. #1 – Orange Twp. –  
02 lots / 11.435 acres

**I. Conditions**

**Applicant:** Chiller, LLC

**Subdivision Type:** Commercial

**Location:** West side of Highfield Dr., north of Meadow Park Ave.

**Zoned:** Planned Industrial (PI)

**Utilities:** Del-Co Water, central sanitary sewer

**School District:** Olentangy Local Schools

**Engineer:** Kleingers Group

**II. Staff Comments**

Northbrooke Corporate Center, Phase 2, Lots 5099 and 5100, Division #1 is a 2-lot commercial subdivision with frontage on Highfield Drive in Orange Township. The project includes the expansion of OhioHealth Chiller North, moves a lot line in order to sell the southern piece, and improves the stormwater basin to the north. Access will not change off Highfield Drive, but parking will also be expanded to the west and south.

**III. Staff Recommendation**

Staff recommends *Preliminary Approval* of Northbrooke Corp. Center, Ph. 2, Lots 5099 & 5100, Div. #1 to the DCRPC.

Staff recommends *Approval of a 90-day Table request* for the Final Approval Northbrooke Corp. Center, Ph. 2, Lots 5099 & 5100, Div. #1 to allow additional corrections to be made to the Final Plat.

**Commission / Public Comments**

Ms. Megan Cyr with The Kleingers Group was present to represent the applicant.

*Mr. Shafer made a motion for Preliminary Approval of Northbrooke Corp. Center, Ph. 2, Lots 5099 & 5100, Div. #1. Mr. Mann seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Orange Twp.). Motion carried.*

*Mr. Shafer made a motion to Approve the 90-day Table request for the Final plat of Northbrooke Corp. Center, Ph. 2, Lots 5099 & 5100, Div. #1, seconded by Mrs. Jenkins. VOTE: Majority For, 0 Opposed, 1 Abstained (Orange Twp.). Motion carried.*

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18-18 Green Meadows Corp. Park, Ph. 2, Lot 756, Div. #1 – Orange Twp. - 02 lots / 02.335 acres

**I. Conditions**

**Applicant:** Joe Tanoury, Esq., UnderHill & Hodge LLC  
**Subdivision Type:** Commercial  
**Location:** East side of Venture Dr., south of Powell Rd.  
**Zoned:** Planned Industrial (PI)  
**Utilities:** Del-Co Water, central sanitary sewer  
**School District:** Olentangy Local Schools  
**Engineer:** Landmark Survey Group Inc.

**II. Staff Comments**

Green Meadows Corporate Park, Phase 2, Lot 756, Division #1 is a 2-lot commercial replat with frontage on Venture Drive in Orange Township. The site is part of an existing office park, which will not require any improvements for access or utilities. The project essentially splits the lot into two lots and references a common access drive easement for continued shared access.

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 Green Meadows Corp. Park, Ph. 2, Lot 756, Div. #1 to the DCRPC.

**Commission / Public Comments**

Mr. Joe Tanoury, attorney for the applicant was present.

*Mr. Price made a motion for Preliminary and Final Approval of Green Meadows Corp. Park, Ph. 2, Lot 756, Div. #1. Mrs. Jenkins seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained. Motion carried.*

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**CONSENT AGENDA**

**Final**

12-18 Fourwinds Drive, Sec. 2, Lot 1219, Div. #1 (*Cottages at Northlake Woods South*) - Berkshire/Berlin Twp.'s - 57 lots / 16.518 acres

**I. Conditions**

**Applicant:** Schottenstein Homes  
**Subdivision Type:** Single-lot condominium homes  
**Location:** East side of 3 B's & K Rd., west of Fourwinds Drive

**Current Land Use:** Vacant

**Zoned:** Berlin: Transitional Planned Unit Development (TPUD)

Berkshire: Planned Multi Unit Development

**Zoning Approval:** 4/10/17

**Preliminary Approval:** 05/31/18

**Utilities:** Del-Co water and central sanitary sewer

**School District:** Olentangy Local School District

**Engineer:** CEC

## **II. Staff Comments**

Cottages at Northlake Woods South is a 57-unit single-detached condominium project that is part of the Fourwinds Drive extension near the I-71 interchange. Although condominiums are exempt from the platting process, the developer is seeking to use a plat for this project to simplify the development and financing process. It has frontage on N. 3 B's & K Road, but its main entrance will be on the west side of Fourwinds Drive. A single road enters the site heading west and connects to a main loop. All roads are private and sidewalks are provided on one side of the street.

Two reserve areas are being created. One is a 6.115-acre parcel to the west and north of the neighborhood, which includes a detention basin and an 8' wide asphalt path that connects to the future Cottages "North" section. The other is a 0.504-acre strip to the east adjacent to Fourwinds Drive. Open space composes 40% of the site area.

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 Fourwinds Drive, Sec. 2, Lot 1219, Div. #1 (Cottages at Northlake Woods South) to the DCRPC.

### **Commission / Public Comments**

Mr. O'Brien asked that the Fourwinds Drive case be removed from the consent agenda for further discussion. He asked why the project was being resubdivided. Mr. Sanders explained that when Fourwinds Drive South first got approved (the extension up to the roundabout) it was given an overall preliminary approval. They platted all the way from 3 B's & K Rd. to the Interstate except where the apartments have been built. That is why this is a platted lot being resubdivided. RPC doesn't normally see a condominium project. It is being platted because they wanted to be able to separate the lots off individually and sell them to the condominium developer.

Mr. Mark Smith, Civil & Environmental Consultants, stated the splitting of the lots was mainly for banking (mortgage) purposes.

Mr. O'Brien expressed concern with having lots in multiple townships and how that effects the taxing districts. [RPC staff later confirmed that new lots, created with a plat, which are located across township lines, will continue to be taxed proportionately in each township.]

*Mrs. Kuba made a motion for Final Approval of Fourwinds Drive, Sec. 2, Lot 1219, Div. #1 (Cottages at Northlake Woods South). Mr. Mann seconded the motion. VOTE: Majority For, 2 Opposed. Motion carried.*

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08-18 North Orange, Sec. 1, Ph. 2, Pt. A, Lot 6257, Div. #1 – Orange Twp. - 02 lots / 10.28 acres

**I. Conditions**

**Applicant:** Dr. Kyle Bogan, DDS  
**Subdivision Type:** Commercial  
**Location:** East of Gooding Blvd., south of Corduroy Rd.  
**Zoned:** Planned Commercial (PC)  
**Preliminary Approval:** 03/28/18  
**Utilities:** Del-Co Water, central sanitary sewer  
**School District:** Olentangy Local School District  
**Engineer:** Advanced Civil Design

**II. Staff Comments**

North Orange, Sec. 1, Ph. 2, Pt. A, Lot 6257, Div. #1 is a commercial subdivision with frontage on U.S. 23, Corduroy Road, Gooding Boulevard, and Halfway Avenue. The Preliminary Plan indicates the northern 2-acre portion being developed, which is a 5,600 square foot building for North Orange Family Dentistry. One final plat will be prepared and recorded to create both lots. The office will have two accesses, one right-in/right-out on Corduroy from the north and one shared access drive on Gooding from the west. The site plan shows 45 parking spaces, including 2 ADA spaces, and a stormwater basin. The remainder will likely be further divided in the future.

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 North Orange, Sec. 1, Ph. 2, Pt. A, Lot 6257, Div. #1 to the DCRPC.

**Commission / Public Comments**

*Mr. Irvine made a motion for Final Approval of North Orange, Sec. 1, Ph. 2, Pt. A, Lot 6257, Div. #1. Mr. Merrell seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Orange Twp.). Motion carried.*

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19-18 Olentangy Crossing, Sec. 2, Lot 7510 easement vacation – Orange Twp. - 01 lot / 0.251 acres

**I. Conditions**

**Applicant:** George’s Run III, LLC  
**Subdivision Type:** Commercial  
**Location:** East of US 23, north of Gallopers Ridge East  
**Zoned:** Planned Commercial and Office (PC)  
**Utilities:** Del-Co Water, central sanitary sewer  
**School District:** Olentangy Local Schools  
**Engineer:** Steve Fox, PE.

**II. Staff Comments**

Olentangy Crossings Section 2 Division #2 of Lot 7352 created two lots between Pullman Drive and U.S. 23, just south of Olentangy Crossings East Drive. During review and platting, no user was known for this site and the drainage and utility easements created were general in nature. The approved design for the site necessitates the reduction of the easement. The reconfigured easement has been reviewed and approved through the County Engineer’s office but because the easement includes utilities, the amendment must be reviewed and approved by the Regional Planning Commission.

The applicant has presented to the RPC Office a survey and legal description of the easement to be vacated, a requirement for approval.

**III. Staff Recommendation**

Staff recommends *Approval* of the partial easement vacation request by George’s Run III, LLC. to the DCRPC.

**Commission / Public Comments**

Mr. Steve Fox, civil engineer with Mannik Smith Group was present to represent the applicant.

*Mr. Hopper made a motion to Approve the partial easement vacation as shown on the graphic with submittal. Mr. Shafer seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Orange Twp.). Motion carried.*

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V. EXTENSIONS (none)

VI. OTHER BUSINESS (none)

VII. POLICY / EDUCATION DISCUSSION (none)

VIII. RPC STAFF AND MEMBER NEWS (none)

*Having no further business, Mr. Irvine made a motion to adjourn the meeting at 8:15 p.m. Mr. Thurston seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*



*The next meeting of the Delaware County Regional Planning Commission will be Thursday, August 30, 2018, 6:30 PM at the Frank B. Willis Building, 2079 US 23 North, Conference Room, Delaware, Ohio 43015.*

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*Dave Stites, Chairman*

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*Stephanie Matlack, Executive Administrative Assistant*