



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, June 28, 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 May 31, 2018 RPC Minutes
- Executive Committee Minutes of June 20, 2018
- Statement of Policy

II. VARIANCES/EXTENSIONS

- 16-18.V Duncan Run CAD - Harlem Twp. - variance from Sec. 306.02 - 4 lot CAD
 01-05.V Cheshire Woods, Sec. 2-4 - Berkshire Twp. - variance from Sec. 102.03, 204.04 -
 additional extension

III. ZONING MAP/TEXT AMENDMENTS (none)

IV. SUBDIVISION PROJECTS

Preliminary

			Township	Lots/Acres
12-16	T	Evans Farm	Berlin/Orange	2186 lots / 1157.62 acres
15-18	T	Wolfe CAD	Porter	03 lots / 14.89 acres
12-16.2	T	Evans Farm, Section 2	Orange	126 lots / 38.829 acres

Preliminary/Final

11-18		Africa Road Estates Revised	Orange	03 lots / 10.849 acres
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Final

03-17		Woodhaven Estates, Lot 514, Div. #1	Genoa	02 lots / 04.853 acres
07-05.2.C.1B		Nelson Farms, Sec. 2, Ph. C, Pt. 1B	Liberty	08 lots / 06.493 acres
01-14.5		North Farms, Sec. 5	Orange	22 lots / 07.097 acres
01-14.7.B		North Farms, Sec. 7, Ph. B	Orange	07 lots / 02.497 acres

T=TABLED, W=WITHDRAWN

V. OTHER BUSINESS (none)

VI. POLICY / EDUCATION DISCUSSION (none)

VII. RPC STAFF AND MEMBER NEWS

- Recognition of Rick Sedlacek - former Berlin Twp. Representative and Alternate (2002-2015)

I. ADMINISTRATIVE BUSINESS

▪ **Call to Order**

Chairman Stites called the meeting to order at 6:32 p.m.

▪ **Roll Call**

Representatives: Jeff George, Susan Kuba, Ric Irvine, Steve Burke, Tammy Noble, Tom Hopper, Joe Shafer, Dave Stites, Bill Thurston, Dan Boysel, Tim Gose, Bonnie Newland, and Mike Dattilo.

Alternates: Helen Caraway, Duane Matlack, John Piccin, Bill Piper, Dave Jackson, and Jeff Beard.

Arrived after roll call: Barb Lewis (R). *Staff:* Scott Sanders, Phil Bennetch, Da-Wei Liou and Stephanie Matlack.

▪ **Approval of the May 31, 2018 RPC Minutes**

Mr. Irvine made a motion to Approve the minutes from the May meeting, seconded by Mr. Boysel.

VOTE: Unanimously For, 0 Opposed. Motion carried.

▪ **June 20, 2018 Executive Committee Minutes**

1. Call to order

Chairman Stites called the meeting to order at 8:45 a.m. Present: Dave Stites, Jeff George, Susan Kuba and Mike Frommer. Gary Merrell was absent: Staff: Scott Sanders. Stephanie Matlack was absent.

2. Approval of Executive Committee Minutes from May 23, 2018

Mrs. Kuba made a motion to Approve the minutes from the last meeting, seconded by Mr. George.

VOTE: Unanimously For, 0 Opposed. Motion carried.

3. New Business

- Financial / Activity Reports for May 2018

REGIONAL PLANNING RECEIPTS		MAY	YTD TOTAL
General Fees (Lot Split)	(4201)	\$2,050.00	\$4,815.00
Fees A (Site Review)	(4202)	\$600.00	\$3,299.00
Insp. Fees (Lot Line Transfer)	(4203)	\$700.00	\$1,600.00
Membership Fees	(4204)		\$231,715.00
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)	\$12,800.00	\$46,670.00
Charges for Serv. B (Final. Appl.)	(4231)	\$6,400.00	\$26,980.00
Charges for Serv. C (Ext. Fee)	(4232)		\$150.00
Charges for Serv. D (Table Fee)	(4233)		\$600.00
Charges for Serv. E (Appeal/Var.)	(4234)		\$900.00
Charges for Serv. F (Planned District)	(4235)	\$900.00	\$3,600.00

Zoning)			
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$1,280.00	\$6,340.00
Soil & Water Fees	(4243)	\$900.00	\$3,500.00
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)	\$4.00	\$117.00
Sale of Fixed Assets	(4804)		\$0.00
TOTAL RECEIPTS		\$25,634.00	\$330,286.00

Balance after receipts	\$1,042,272.57
Expenditures	- \$ 43,236.50
End of May balance (carry forward)	\$ 999,036.07

Mr. George 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.) Sushant Residences - Liberty Twp. - 4 lots / 4.01 acres
 - 2.) 6924 Worthington Road - Genoa Twp. - 4 lots / 3.15 acres

- June RPC Preliminary Agenda
 - 1.) Rezoning: none to date

 - 2.) Variance / Extension
 - Duncan Run CAD - Harlem Twp. - variance from Sec. 306.02 - 4 lot CAD
 - Cheshire Woods, Sections 2-4 - Berkshire Twp. - variance from Sec.’s 102.03 and 204.04 - addt’l extension

 - 3.) Preliminary:
 - Evans Farm - Berlin/Orange Twp’s - 2186 lots / 1157.62 acres - TABLED
 - Wolfe CAD - Porter Twp. - 03 lots / 14.89 acres
 - Evans Farm, Section 2 - Orange Twp. - 126 lots / 38.829 acres - TABLED

 - 4.) Preliminary/Final:
 - Africa Road Estates Revised - Orange Twp. - 3 lots / 10.849 acres

 - 5.) Final:
 - Woodhaven Estates, Lot 514, Div. #1 - Genoa Twp. - 02 lots / 04.853 acres
 - Nelson Farms, Sec. 2, Ph. C, Pt. 1B - Liberty Twp. - 08 lots / 06.493 acres
 - North Farms, Sec. 5 - Orange Twp. - 22 lots / 07.097 acres

- North Farms, Sec. 7, Ph. B – Orange Twp. - 08 lots / 02.497 acres
- Director's Report
 - 1.) **Berlin Township Comp Plan** waiting for next meeting
 - 2.) **County Trail Plan:** hosted grant application materials on our website, fielded questions. Also coordinated with ODNR and Ohio Rails to Trail organization on sharing trail-related data.
 - 3.) **Website migration:** Continuing to update current and new site. Switch still not scheduled
 - 4.) **Brown Township Comp Plan** first meeting – presented draft, continue in July
 - 5.) **Career Center:** architecture choice narrowed to three, to be interviewed in July;
 - 6.) **Troy Township** – responded to zoning-related questions, reformatted code, meeting with Commission in July
 - 7.) **MORPC Northeast Area Collaborative meeting:** Hosted by Plain Township, Phil attended
 - 8.) **GIS Intern:** chose individual, working on setting up workspace, etc.
 - 9.) **Trakit Software:** collecting information.
 - 10.) **Harlem Township:** intends to ask us to reformat Zoning Code, waiting for the current version.
- Corridor Study discussion – Mr. Sanders discussed the Corridor Study information from the presentation at Central Ohio APA, and full draft PowerPoint from January.

4. Old Business *(none)*

5. Other Business *(none)*

6. Personnel

- New GIS Intern will start soon

7. Adjourn

Having no further business, Mr. George made a motion to adjourn the meeting at 11:10 a.m. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Wednesday, July 18, 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 / EXTENSIONS

16-18.V Duncan Run CAD – Harlem Twp. – variance from Sec. 306.02 – 4 lot CAD

Applicant: DNJS Investments LLC

Surveyor: George Schweitzer, Geo-Graphics

I. Request

The applicant is requesting a variance from Section 306.02 of the Delaware County Subdivision Regulations to allow a 4-lot Common Access Driveway subdivision on the south side of Center Village Road approximately 1,000' east of Duncan Run Rd.

II. Facts

1. The applicant seeks to create a four-lot subdivision, utilizing a Common Access Driveway;
2. The site is approximately 27.282 acres with 60' of frontage;
3. A CAD would enter the site and travel approximately 700 feet to the south, providing frontage for the four lots;
4. The land is zoned AR-1;
5. Del-Co Water is available to the site with an existing 6" line running across the frontage of the site;
6. Relevant sections of the Subdivision Regulations:

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

III. Criteria for a Variance

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

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

“The four lots proposed are all larger than the minimum five acres required, and are a good use of the existing topographic conditions. The line of sight at the access point to Center Village Road is in excess of 550 feet in each direction. There is an established 12.0 acre residential home lot in the rear of these lots, so any off-site extension of this access way is not possible. The proposed lines of sight along the proposed CAD are excellent. The proposed grades are adequate for drainage, but there are no severe slopes or extreme horizontal curvatures are proposed.”

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

“The concept of five (plus) acre tracts to serve as country residential building lots is well established in the areas immediately adjacent to, and within the general vicinity of this site. The existing site topography and soils result in excellent potential building sites. The existing original tract is approximately 1700 feet deep. A typical five (plus) acre tract with 300 feet of lot width results in a minimum lot depth of approximately 750 feet. With that

typical frontage lot pattern established, accessing the rear potential building sites of the property via CAD seems to be the proper implementation of that provision.”

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.

“As discussed in items 1 and 2; the four lots to be accessed by the proposed CAD are not minimum size, but are designed to utilize the natural topography and existing site soils to create quality building sites.”

4. The granting of this variance will not vary the provisions of the applicable zoning regulations, comprehensive plans, or other existing development guidelines and regulations, nor shall it otherwise impair the intent and purpose of these regulations, or the desirable development of the neighborhood and community.

“The current subdivision regulations section 306.02 does specify that up to five lots can have public road access via a CAD; specifying that the additional two lots be adjacent to the CAD and meet current applicable zoning requirements as free standing lots, with proper road frontage. While there are two lots in this physical situation that would meet that criteria, those lots have already been conveyed to private ownership and home construction has begun on one of those lots with a drive culvert already in place. Neither of those two lots are proposed to be included in the CAD, and therefore the maximum number of lots accessing the public road by this proposed CAD, would be limited to four.”

Staff Comment: Staff generally agrees with the statements made within the variance request. Given the proposed lot sizes, the surrounding development which prevents the extension of the drive, and the current development trend in the immediate area, staff agrees that four lots is appropriate. A Preliminary Plan will be reviewed as part of the normal subdivision process. Approval of the Final Plat will require the submission of a Maintenance Agreement in accordance with the CAD standards.

IV. Staff Recommendation

DCRPC staff recommends that based on the Findings of Fact under Criteria for a Variance above, the variance request from Sec. 306.02 by DNJS Investments LLC be *Approved*.

Commission / Public Comments

Mr. John Neibarger with DNJS was present. He had nothing to add to the staff report and did not wish to be sworn in.

Mr. Irvine made a motion to Approve the variance request for 4 lots on a common access driveway (Duncan Run CAD) by DNJS Investments, based on the Findings of Fact presented by staff. Mr. Boysel seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Harlem Twp.). Motion carried.

01-05.V Cheshire Woods, Sec. 2-4 – Berkshire Twp. – variance from Sec. 102.03, 204.04 – additional extension

I. Request

Homewood Corp. and Trinity Home Builders are requesting a variance to allow an additional 2-year extension of the Preliminary Plan for the Cheshire Woods subdivision in Berkshire Township.

The proposed subdivision is located on the south side of Cheshire Road, about 2,000 feet east of I-71.

II. Facts

1. The Subdivision Regulations state that “the approval of a Final plat for the first phase of the subdivision shall serve to extend the Preliminary Plan approval period to five (5) years from the date the Final Plat for the first phase is recorded.”
2. Cheshire Woods, Section 1-4 received Preliminary approval on January 27, 2005, and received a six-month extension in January, 2006 to expire July, 2006;
3. Cheshire Woods, Section 1 was recorded June, 2006, which held the Preliminary approval until June 2011;
4. The applicant received a Variance and two-year extension of the remaining lots in June 2011 to June 2013;
5. One-year extensions (by Variance) were granted in June 2013, June 2014, and June 25, 2015 to expire June 25, 2016;
6. A Final Plat for Section 3, Phase A was recorded in July, 2015;
7. A Final Plat for Section 2 was recorded in May, 2016;
8. One-year extensions (by Variance) were granted in June, 2016 and June, 2017;
9. A Draft Final Plat for Section 3, Phase B was reviewed by staff in February, 2018, and the signed mylar is in the RPC office waiting for a request from the applicant to put it on the agenda;
10. The applicant is requesting a seventh extension for 2 years.

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: “To date, Sections 1, 2 and 3A have been developed and the Final Plats recorded. In addition, Section 3, Phase B is currently under development. The last remaining sections are 3C and 4. These future sections account for 74 lots and considerable open space. All four 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 of the past, 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: This project was delayed by the economic conditions of 2006-2011. Section 3, Phase A was recorded on July 9, 2015 and Section 2 was recorded on May 12, 2016. Section 3 Phase B is in Final Engineering and a draft Final Plat has been reviewed.

Staff typically recommends a 1-year extension, so that the situation can be re-evaluated annually.

IV. Staff Recommendation

DCRPC staff recommends that based on the Findings of Fact under Criteria for a Variance above, as well as current market and economic conditions, the variance request from Sec. 102.03 & 204.04 and a one-year extension for **Cheshire Woods, Sections 2 -4** be *Approved*.

Commission / Public Comments

No one was present to represent the applicant.

Mr. Irvine made motion to Approve the variance request for Cheshire Woods, Sections 2-4 based on the Findings of Fact presented by staff and a 1 year extension for Cheshire Woods, Sections 2-4. Mrs. Kuba seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berkshire Twp.). Motion carried.

III. ZONING MAP/TEXT AMENDMENTS (none)

IV. SUBDIVISION PROJECTS

Preliminary

12-16 T Evans Farm - Berlin/Orange Twp.'s - 2186 lots / 1157.62 acres

Applicant: Evans Farm Land Development Co. LLC

Engineer: Terrain Evolution

II. Staff Comments

The applicant has requested a 90-day tabling in order to continue to work on comments raised at the Technical Review Committee meeting.

III. Staff Recommendation

Staff recommends *Approval of the 90-day Tabling of Evans Farm* overall Preliminary to the DCRPC.

Commission / Public Comments

No one was present to represent the applicant.

Mrs. Kuba made a motion to Approve the 90-day Tabling of Evans Farm overall Preliminary. Mr. Shafer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

15-18 T Wolfe CAD – Porter Twp. - 03 lots / 14.89 acres

I. Conditions

Applicant: Brendt Wolfe

Engineer/Representative: Joe Clase, Plan 4 Land

II. Staff Comments

The applicant has requested a 90-day tabling in order to continue to work on comments raised at the Technical Review Committee meeting.

III. Staff Recommendation

Staff recommends *Approval of a 90-day Tabling of Wolfe CAD* to the DCRPC.

Commission / Public Comments

No one was present to represent the applicant.

Mr. Boysel made a motion to Approve the 90-day Tabling of Wolfe CAD. Ms. Noble seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

12-16.2 T Evans Farm, Section 2 – Orange Twp. - 126 lots / 38.829 acres

Applicant: Evans Farm Land Development Co. LLC

Engineer: Terrain Evolution

II. Staff Comments

The applicant has requested a 90-day tabling in order to continue to work on comments raised at the Technical Review Committee meeting.

III. Staff Recommendation

Staff recommends *Approval of the 90-day Tabling of Evans Farm, Section 2* to the DCRPC.

Commission / Public Comments

No one was present to represent the applicant.

Mrs. Kuba made a motion to Approve the 90-day Tabling of Evans Farm, Section 2. Mr. Shafer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Preliminary/Final

11-18 Africa Road Estates Revised – Orange Twp. - 03 lots / 10.849 acres

I. Conditions

Applicant: Carlo Silvestri
Subdivision Type: Single Family Residential, Common Access Driveway
Location: west side of Africa Rd., north of Lake Trail
Zoned: Farm Residential (FR-1)
Utilities: Del-Co Water, central sanitary sewer
School District: Olentangy Local Schools
Engineer: Dave McCoy, Pomeroy & Assoc.

II. Staff Comments

Africa Road Estates Revised is a replat of an existing CAD subdivision on the west side of Africa Road. The existing CAD has two lots with existing houses and a third lot that was non-buildable and intended for recreational use. The replat essentially moves a lot line, and the floodplain is being modified to make the third westernmost lot buildable. All three lots will be on centralized sewer.

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 **Africa Road Estates Revised** to the DCRPC.

Commission / Public Comments

Mr. Dave McCoy with Pomoroy & Assoc. was present to answer questions from the Commission.

Mr. Irvine asked if the Floodplain Coordinator had approved the fill. Mr. Matlack confirmed that it had been. Mr. McCoy stated that the fill was approximately one foot.

Mrs. Kuba made a motion for Preliminary and Final Approval of Africa Road Estates Revised. Mr. Boysel seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

CONSENT AGENDA

Final

03-17 Woodhaven Estates, Lot 514, Div. #1 – Genoa Twp. - 02 lots / 04.853 acres

I. Conditions

Applicant: Timothy Buren
Subdivision Type: Single Family Residential
Location: West side of Woodhaven Dr., south of Red Bank Rd.
Zoned: Rural Residential (RR)
Preliminary Approval: December 21, 2017
Utilities: Del-Co Water, private on-lot treatment systems
School District: Big Walnut Local Schools
Engineer: Jay Miller, Bird + Bull

II. Staff Comments

Woodhaven Estates is a 2-lot residential subdivision of an existing plat with frontage on the west side of Woodhaven Drive, south of Sunbury and Red Bank Roads. An existing driveway will be utilized on the northern lot, and a new driveway will provide access to the southern lot. The northern and southern lots are 2.769 and 2.084, respectively, and will utilize on-site waste treatment. The site is mostly wooded and is adjacent to the Hoover Reservoir, and the lots therefore partially fall within the 100-year floodplain.

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 Woodhaven Estates, Lot 514, Division #1 to the DCRPC.

Commission / Public Comments

Mrs. Kuba made a motion for Final Approval of Woodhaven Estates, Lot 514, Division #1. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

07-05.2.C.1B Nelson Farms, Sec. 2, Ph. C, Pt. 1B – Liberty Twp. - 08 lots / 06.493 acres

I. Conditions

Applicant: Nelson Farms Assoc. LLC
Subdivision Type: Single Family Residential
Location: North side of Shale Run Drive, west of Olentangy River Rd.
Zoned: Planned Residence District (PR)
Preliminary Approval: May 25, 2006 (overall Preliminary)
Utilities: Del-Co Water, central sanitary sewer
School District: Olentangy Local School District

Engineer: EMH & T

II. Staff Comments

Nelson Farms, Section 2, Phase C, Part 1B extends Shale Run Drive westward 575 feet, which completes the connection with Forestview Lane. A new road, Longview Drive, extends north from Shale Run and stubs north and west. These two roads provide frontage for 8 new lots, which are on average 0.64 acres in size with between 122' and 361' of frontage. No open space is being platted in the internal areas of Nelson Farms, although a 5' asphalt path will continue along the north side of Shale Run Drive.

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, Sec. 2, Ph. C, Pt. 1B to the DCRPC.

Commission / Public Comments

Mrs. Kuba made a motion for Final Approval of Nelson Farms, Section 2, Phase C, Part 1B. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

01-14.5 North Farms, Sec. 5 - Orange Twp. - 22 lots / 07.097 acres

I. Conditions

- Applicant:** Rockford Homes
- Subdivision Type:** Single Family Residential
- Location:** West side of Somersworth Loop, south of Shanahan Rd.
- Zoned:** Single Family Planned Residential (SFPRD)
- Preliminary Approval:** January 30, 2014 (overall Preliminary)
- Utilities:** Del-Co Water, central sanitary sewer
- School District:** Olentangy Local School District
- Engineer:** EMH & T

II. Staff Comments

North Farms, Section 5 is part of a large residential subdivision south of Shanahan Road and on both sides of North Road. To the east is the railroad and to the west are Shanahan Middle School, Heritage Elementary School, Olentangy High School, and their recreational facilities.

This section includes the continuation of Somersworth Loop north, providing frontage for an additional 22 lots, whose dimensions are typically 75' wide by 135' deep. A 0.031-acre strip of open space is being platted as a drainage easement. Sidewalks are provided on both sides of the street.

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 Farms, Section 5** to the DCRPC.

Commission / Public Comments

Mrs. Kuba made a motion for Final Approval of North Farms, Section 5. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

01-14.7.B North Farms, Sec. 7, Ph. B – Orange Twp. - 07 lots / 02.497 acres

I. Conditions

- Applicant:** Rockford Homes
- Subdivision Type:** Single Family Residential
- Location:** North-west side of Somersworth Loop, south of Shanahan Rd.
- Zoned:** Single Family Planned Residential (SFPRD)
- Preliminary Approval:** January 30, 2014 (overall Preliminary)
- Utilities:** Del-Co Water, central sanitary sewer
- School District:** Olentangy Local School District
- Engineer:** EMH & T

II. Staff Comments

North Farms, Section 7, Phase B is part of a large residential subdivision south of Shanahan Road and on both sides of North Road. To the east is the railroad and to the west are Shanahan Middle School, heritage Elementary School, Olentangy High School, and their recreational facilities.

This section includes the continuation and reconnection of Somersworth Loop north, providing frontage for an additional 7 lots, whose dimensions are typically 67' wide by 135' deep. A 0.031-acre strip of open space is being platted as a drainage easement. Sidewalks are provided on both sides of the street.

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 Farms, Section 7, Phase B** to the DCRPC.

Commission / Public Comments

Mrs. Kuba made a motion for Final Approval of North Farms, Section 7, Phase B. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

V. OTHER BUSINESS (None)

VI. POLICY / EDUCATION DISCUSSION (None)

VII. RPC STAFF AND MEMBER NEWS

- Recognition of Rick Sedlacek's passing – former Berlin Twp. Representative and Alternate – served on the DCRPC from 2002-2015

Having no further business, Mr. Irvine made a motion to adjourn the meeting at 6:55 p.m. Mr. Boysel seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, July 26, 2018, 6:30 PM at the Frank B. Willis Building, 2079 US 23 North, Conference Room, Delaware, Ohio 43015.

Dave Stites, Chairman

Stephanie Matlack, Executive Administrative Assistant