



# 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, November 29, 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 October 25, 2018 RPC Minutes
- Executive Committee Minutes of November 21, 2018
- Statement of Policy

### II. FINAL – CONSENT AGENDA

		Township	Lots/Acres
03-13.2	Mirasol, Section 2	Genoa	53 lots / 41.825 acres
22-18	T Deseret II, Lot 4174, Div. #1	Liberty	01 lot / 06.449 acres

### III. VARIANCES (none)

### IV. ZONING MAP/TEXT AMENDMENTS

31-18 ZON	Jack & Catherine Decker – Harlem Twp. – 5.284 acres from AR-1 to FR-1
32-18 ZON	Liberty Twp. Zoning Commission – new Planned Overlay District (POD)
33-18 ZON	Schottenstein Real Estate Group – Orange Twp. – 27.4 acres from PCD to MFPRD
34-18 ZON	Principle Real Estate Devlpt. LLC – Concord Twp. – 12.02 acres from FR-1 to PRD

### V. SUBDIVISION PROJECTS

#### Preliminary

		Township	Lots/Acres
29-18	Northstar – Goldwell Neighborhood	Berkshire	121 lots / 44.904 acres
30-18	Northlake Preserve	Berkshire	211 lots / 111.8 acres
20-18	Genoa Place	Genoa	04 lots / 03.15 acres
23-18	Kipling Knoll	Liberty	06 lots / 10.00 acres
31-18	Rooster Ranch Estates	Trenton	02 lots / 19.097 acres

#### Preliminary/Final (none)

T=TABLED, W=WITHDRAWN

### VI. EXTENSIONS

09-16	4910 Rutherford Road CAD	Concord	07 lots / 25.496 acres
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### VII. OTHER BUSINESS

- Consideration for Approval: SWCD fees, Health Dept. fees
- Consideration for Approval: 2019 DCRPC Budget
- Consideration for Approval: 2019 Meeting Schedule
- Consideration for Approval: Merit Compensation expenditure

VIII. POLICY / EDUCATION DISCUSSION (none)

IX. RPC STAFF AND MEMBER NEWS (none)

**I. ADMINISTRATIVE BUSINESS**

▪ **Call to Order**

Chairman Stites called the meeting to order at 6:30 p.m.

▪ **Roll Call**

*Representatives:* Jeff George, David Loveless, Susan Kuba, Ric Irvine, Fred Fowler, Gary Merrell, Steve Burke, Tammy Noble, Joe Shafer, Jon Trainer, Dave Stites, Bill Thurston, Ed Snodgrass, Dan Boysel, Dan Quick, Bonnie Newland, Mike Dattilo and Doug Price. *Alternates:* Helen Caraway, John Piccin, Charles Hurt, Jeff Beard, Martin Fisher. *Arrived after roll call:* Barb Lewis (R). *Staff:* Scott Sanders, Phil Bennetch, Da-Wei Liou and Stephanie Matlack.

▪ **Approval of the October 25, 2018 RPC Minutes**

*Mr. Irvine made a motion to Approve the minutes from the October meeting, seconded by Mr. George. VOTE: Unanimously For, 0 Opposed. Motion carried.*

▪ **November 21, 2018 Executive Committee Minutes**

**1. Call to order**

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

**2. Approval of Executive Committee Minutes from October 17, 2018**

*Mr. Merrell made a motion to Approve the minutes from the last meeting, seconded by Mr. George. VOTE: Majority For, 0 Opposed, 1 Abstained (Mr. Stites). Motion carried.*

**3. New Business**

- Financial / Activity Reports for October 2018

REGIONAL PLANNING RECEIPTS		OCTOBER	YTD TOTAL
General Fees (Lot Split)	(4201)	\$2,255.00	\$11,580.00
Fees A (Site Review)	(4202)	\$300.00	\$5,999.00
Insp. Fees (Lot Line Transfer)	(4203)	\$700.00	\$2,300.00
Membership Fees	(4204)		\$231,805.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$1,594.15	\$3,148.35
Assoc. Membership	(4206)		\$0.00
General Sales	(4220)		\$15.00
Charges for Serv. A (Prel. Appl.)	(4230)	\$3,900.00	\$73,647.00
Charges for Serv. B (Final. Appl.)	(4231)	\$26,000.00	\$79,085.60
Charges for Serv. C (Ext. Fee)	(4232)	\$150.00	\$750.00
Charges for Serv. D (Table Fee)	(4233)	\$400.00	\$2,200.00
Charges for Serv. E (Appeal/Var.)	(4234)		\$2,700.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$300.00	\$6,600.00

OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)		\$9,780.00
Soil & Water Fees	(4243)	\$400.00	\$6,000.00
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)	\$56.00	\$244.00
Sale of Fixed Assets	(4804)		\$0.00
<b>TOTAL RECEIPTS</b>		<b>\$36,055.15</b>	<b>\$435,853.95</b>

Balance after receipts	\$963,863.31
Expenditures	<u>- \$ 30,657.00</u>
End of October balance (carry forward)	\$933,206.31

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

- November Site Reviews
  - 1.) Semon CAD - Genoa Twp. - 4 lots / 7.6 acres
- November RPC Preliminary Agenda
  - 1.) Rezoning:
    - Jack & Catherine Decker - Harlem Twp. - 5.284 acres from AR-1 to FR-1
    - Liberty Twp. Zoning Commission - new Planned Overlay District (POD)
    - Schottenstein Real Estate Group - Orange Twp. - 27.4 acres from PCD to MFPRD
    - Principle Real Estate Devlpt. LLC - Concord Twp. - 12.02 acres from FR-1 to PRD
  - 2.) Variance (none)
  - 3.) Preliminary:
    - Goldwell Neighborhood - Berkshire Twp. - 121 lots / 44.904 acres
    - Northlake Preserve - Berkshire Twp. - 211 lots / 111.8 acres
    - Genoa Place - Genoa Twp. - 04 lots / 03.15 acres
    - Kipling Knoll - Liberty Twp. - 06 lots / 10.00 acres
    - Rooster Ranch Estates - Trenton Twp. - 02 lots / 19.097 acres
  - 4.) Final:
    - Mirasol, Section 2 - Genoa Twp. - 53 lots / 41.825 acres
    - Deseret II, Lot 4174, Div. #1 - Liberty Twp. - 1 lots / 6.449 acres
  - 5.) Extension
    - 4910 Rutherford Road CAD - Concord Twp. - 7 lots / 25.496 acres
- Director's Report
  - **Brown Township Comp Plan** - received feedback on first full draft, working on those changes;

- **Oxford Township** – general visit with Trustees, presented updated Community Profiles;
  - **Galena** – met with mayor and administrator to update comp plan and zoning maps, discuss general issues;
  - **Orange Township Comp Plan** – attended Trustees meeting on Nov 19;
  - **Berlin Township Comp Plan** - reformatting book and updating chapters;
  - **MORPC Sustainability Summit** – Phil and I attended on October 25;
  - **Zoning Inspectors** – hosted inspectors from townships with significant subdivision activity to discuss process;
  - **US 23 Corridor** – attended stakeholder meeting with consultants MKSK at Community Foundation offices;
  - **Partnership for a Healthy Delaware County** – attended quarterly meeting;
  - **Monthly Development Meeting** – participated on October 24;
  - **DACC remodel** – met architect group on November 7, upcoming visioning session on Nov 27;
  - **Trakit Software:** waiting for consultant to import information for testing;
  - **Transportation Improvement District:** attended monthly meeting;
  - **Census:** working on structure of communicating out details. Will likely seek a Commissioner Resolution in April, 2019;
  - **Preservation Parks:** has purchased the 3.7-mile gap between Sunbury and Meredith Station Road for extension of the Ohio to Erie Trail. This has been in the works for years and is great news for the overall trail system.
- 2019 Budget – 2<sup>nd</sup> Draft  
*Having no comments, Mrs. Kuba made a motion to recommend Approval of the 2019 Budget as presented. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*
  - 2019 Meeting schedule  
*Having no comments, Mrs. Kuba made a motion to recommend Approval of the 2019 Meeting Schedule as presented. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*
  - Consideration of Approval: Transfer of Health Dept. (\$11,940 to date) & SWCD (\$6,775 to date) fees  
*Mr. Merrell made a motion to recommend Approval of the transfer of funds from the RPC to the Health Dept. and SWCD for all fees collected on their behalf. Mr. George seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Mrs. Kuba). Motion carried.*

#### 4. Old Business

#### 5. Other Business

#### 6. Personnel

- Merit Compensation - *In accordance with the Merit Compensation Policy adopted by the*

*Regional Planning Commission, Mr. George recommends the payment of \$870.00 to the Director for work done on contracts in 2018, including work on the Brown Twp. Comprehensive Plan update. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

7. Adjourn

*Having no further business, Mr. Merrell made a motion to adjourn the meeting at 10:15 a.m. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

The next regular Executive Committee meeting will be Wednesday, December 12, 2018 at 8:45 a.m. at 109 North Sandusky Street, Delaware, Ohio, 43015.

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• **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. **FINAL – CONSENT AGENDA**

03-13.2 **Mirasol, Section 2 - Genoa Twp. - 53 lots / 41.825 acres**

I. Conditions

**Applicant:** Romanelli & Hughes

**Subdivision Type:** Single Family Residential

**Location:** South side of Lewis Center Rd., west of Worthington Rd.

**Zoned:** Planned Residential (PRD)

**Preliminary Approval:** 02/28/13 overall

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

**School District:** Olentangy

**Engineer:** Stantec

II. Staff Comments

Mirasol, Section 2 consists of the final 53 single-family lots of the overall 82-lot subdivision. This section includes the continuation of Via Florenza Drive west, which curves north and connects to a loop street, Speranza Loop. A short road, Mirasol Drive, links the north side of the loop to Lewis Center Road. Lots are generally 100' wide by 150' deep around the loop, and 85' wide by 150' in the eastern part of the project. Sidewalks are provided on both sides of streets. Five reserves totaling 15.664 acres are being created mainly for drainage purposes, including 4 retention basins. The reserves are located along the southern boundary, in the center of the loop, on either side of the Lewis Center entrance, and a small parcel on the western boundary.

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 **Mirasol, Section 2** to the DCRPC.

**Commission / Public Comments**

*Mr. George made a motion for Final Approval of Mirasol, Section 2. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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22-18 T Deseret II, Lot 4174, Div. #1 – Liberty Twp. - 01 lot / 06.449 acres

**I. Conditions**

**Applicant:** Coppertree Homes  
**Engineer:** Stantec

**II. Staff Comments**

The applicant has requested a 90-day tabling in order to work out engineering details.

**III. Staff Recommendation**

Staff recommends *Approval* of a 90-day tabling of **Deseret II, Lot 4174, Div. #1** to the DCRPC.

**Commission / Public Comments**

*Mrs. Kuba made motion to Approve the 90-day tabling for Deseret II, Lot 4174, Div. #1. Mr. Fowler seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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III. VARIANCES (none)

IV. ZONING MAP/TEXT AMENDMENTS

31-18 ZON Jack & Catherine Decker – Harlem Twp. – 5.284 acres from AR-1 to FR-1

**I. Request**

The applicants, Jack and Catherine Decker, are requesting a 5.284-acre rezoning from AR-1 to FR-1 to allow for a future lot split.

**II. Conditions**

**Location:** north side of Robins Rd., west of SR 605

**Present Zoning:** Agricultural (AR-1)  
**Proposed Zoning:** Farm Residential (FR-1)  
**Present Use(s):** Vacant  
**Proposed Use(s):** Two single-family house lots  
**Existing Density:** 1 unit per 5 acres  
**Proposed Density:** 1 du / 2 acres  
**School District:** Big Walnut Local School District  
**Utilities Available:** Del-Co Water and private on-lot treatment systems  
**Critical Resources:** stream/drainage course  
**Soils:** BeA Bennington Silt Loam 0-2% slope  
CeB Centerburg Silt Loam 2-6% slope  
PwA Pewamo Silty Clay Loam 0-1% slope

### III. Introduction

This is a straight rezoning and does not require a development plan. The assumption is that the lot is being rezoned for future subdivision into additional lots.

According to the survey, this parcel has 400 feet of frontage on Robins Road. Harlem Township's zoning resolution requires 2 acres exclusive of all easements and rights-of-way, and frontage of 175' for 2-3 acres. Frontage should not be an issue for this parcel and could provide for no more than 2 lots.

Further subdivision of this lot (unless combined with other land) will be accomplished through the No Plat lot split process, allowing township and county agencies the opportunity to review and approve the proposed lots. Staff has generally supported rezoning requests from 5 acres to 2, as land is utilized in a more efficient manner. Staff also recommends that the applicant consult with the Delaware General Health District to determine the feasibility of on-site treatment on the site.

### IV. Comprehensive Plan

Harlem Township's 2007 Comprehensive Plan indicates this area would be Single-Family at 0.5 units/acre without centralized sewer. Developing this parcel would be consistent with this recommendation.

### V. Staff Recommendations

Staff recommends **Approval** of the rezoning request by Jack and Catherine Decker from AR-1 to FR-1 to the DCRPC, Harlem Twp. Zoning Commission and Harlem Twp. Trustees.

### Commission / Public Comments

Mr. Joe Clase, Plan 4 Land was present to answer questions from the Commission.

*Mr. Shafer made a motion to recommend Approval of the rezoning request by Jack and Catherine Decker. Mr. Price seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Harlem Twp.). Motion carried.*

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**32-18 ZON Liberty Twp. Zoning Commission – new Planned Overlay District (POD)**

**I. Request**

On November 14, 2018, the Liberty Township Zoning Commission initiated the addition of a new article to be called the Planned Overlay District, a planned mixed density district north of Home Road and west of Sawmill Parkway.

**II. Process**

This establishes a new zoning designation in accordance with ORC 519.021(C), which allows a Planned Unit Development to be “floated” over a specific area. A future applicant must submit to the Zoning Commission a Development Plan that meets the standards as outlined in the code. The standards of the Planned Overlay District would then apply to that defined area of land. The establishment of this zoning designation is a Legislative act and the future approval of any Development Plan is an Administrative act by the Zoning Commission. This is the process informally known as “floating a cloud.” It has been used now in several townships throughout Delaware County for a variety of reasons.

**III. Comprehensive Plan**

Liberty Township has identified the area bounded on the south by Home Road, on the east by Sawmill Parkway, on the north by Hyatts Road, and on the west by Steitz Road, as an important area for future growth. Additional land is included north of Home Road along the railroad. In an effort to see the land developed in a way that takes traffic, sewer, and other services into consideration in a regional way and not in a piece-meal approach, the Township is considering the Planned Overlay District for a specific area as defined in the text. This allows the initial rezoning to take place now setting the overall vision for the area, then requiring a rigorous process for Development Plan review as each sub-area of development is presented to the Township. The Township sees this as an opportunity to provide developers an option to remain in the Township. The density is higher than the recommendation in the Comprehensive Plan, but that land use was based on Single-Family impacts and predated the addition of the Ohio State medical building which is proposed for the northeast corner of Home and Sawmill.

**IV. Description**

The proposed language divides the affected land into various Sub Areas, each with its own list of potential uses, densities, and other standards. In this particular overlay, all the uses are either residential or open space. Specific buffers are provided adjacent to existing development to the west. A regional Traffic Study will be provided before any development can begin. The language specifically acknowledges the expectation that a large arterial road, with accesses at Sawmill and Steitz, will cross the site diagonally, providing access to individual developments. This road will provide unity to the overall development and will be roughly adjacent to the powerline easement and overhead powerlines crisscrossing the site. The Traffic Study will identify the location of such accesses to existing roads and the required type of road needed.

Sub Areas are limited to the following uses and unit counts:

Sub Area/Acreage	Uses	Maximum Units
A - 44 acres	Single Family	132 units
B - 45 acres	Single Family or Attached	180 units
C - 17.4 acres	Single Family or Attached	52 units

D - 76 acres	Single Family or Attached	216 units
E - 30 acres	SF, Attached, or Multi Family	298 units
F - 21.6 acres	Parks/Open Space	
G - 57.1 acres	Single, Attached, or Multi Family	233 units
H - 17.24 acres	Multi Family	236 units
Total Acreage - 308.34 acres		

Building height - No structure for any permitted use shall exceed three stories in height. No other structure shall exceed forty feet in height.

Open Space - The text requires “A minimum of twenty percent of the total acreage shall remain as Open Space.” This would result in almost 62 acres of the overall 308 acres. The Sub Area map notes that there will be two dedicated park areas - an approximately 14 acre site in the southwest corner of the overall map and a 6.1-acre site owned by the Township along Sawmill Parkway at The Heathers at Golf Village subdivision. With 20 acres committed in park land, an additional 41 acres of open space would be required throughout the development. Some of this would likely be located along the powerline easement and within drainage areas. It will need to be tracked by the Zoning Commission and staff to ensure the open space is fairly distributed among individual developments. Any road rights-of-way should not be counted as open space.

Paths and Pedestrian Access - the text requires interconnectivity for pedestrians and non-motorized uses. Sidewalks are required along internal streets. Wider bike paths are required on at least one side of larger arterial roads and large individual projects are recommended to provide a master bikeway/pedestrian plan.

Other standards, such as architectural details, materials, roof pitch, lighting, signage, and landscaping are either comparable to existing standards in the Zoning Resolution, or directly reference other relevant articles within the Resolution.

**V. Staff Recommendations**

Staff recommends **Conditional Approval** of the new POD language for the Liberty Township Zoning Resolution to the DCRPC, Liberty Twp. Zoning Commission and Liberty Twp. Trustees, subject to:

1. Adding a requirement that each development identify a percentage of open space (at least 10%) and developing a system of tracking the open space for logical distribution across the area;
2. Consider numbering the Article as “18A...” and waiting for a future major revision to renumber other Articles; and
3. Include a legal description (or list parcels) of the area impacted by the overlay.

**Commission / Public Comments**

***Mr. Price made a motion to recommend Conditional Approval of the new POD Language for the Liberty Twp. Zoning Resolution, subject to staff recommendations #1-3. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

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**33-18 ZON Schottenstein Real Estate Group – Orange Twp. – 27.4 acres from PCD to MFPRD**

**I. Request**

The applicant, Schottenstein Real Estate Group, is requesting a 27.4-acre rezoning from PCD to MFPRD to allow a 288 multi-family residential subdivision; Orange Grand Communities.

**II. Conditions**

**Location:** east of Graphics Way, north of Corduroy Rd.

**Present Zoning:** Planned Commercial District (PCD)

**Proposed Zoning:** Multi Family Planned Residential District (MFPRD)

**Present Use(s):** Vacant, former agricultural, zoned for Assisted Care/Senior Living

**Proposed Use(s):** 288 multi-family residential units, Clubhouse, pool, and amenities

**Existing Density:** 16.6 du / acre

**Proposed Density:** 10.5 du / acre

**School District:** Olentangy

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

**Critical Resources:** wetland, streams/drainage course

**Soils:** GwB Glynwood Silt Loam 2-6% slope

BoA Blount Silt Loam 0-2% slope

PwA Pewamo Silty Clay Loam 0-1% slope

**III. Introduction**

In May, 2013, the Regional Planning Commission considered several rezoning cases on the Kerbler Farms property. The overall development plan included 289 acres with a variety of uses including commercial, industrial, elderly residential, nursing care, and single-family residential. Development of the site required the extension of Home Road, as well as connecting roads Graphics Way and Green Meadows Drive. The site was rezoned at the Township level in December of that year. Since that time, the pedestrian bridge over US 23 was built by the Township and a small section of Graphics Way and a private road access to 23 was constructed. The Mt. Carmel medical and fitness facility was built and a nursing facility, Capri Gardens, is under construction. Further development of the site has been hindered by the need to connect to sanitary through a new pipe and the expense of constructing Home Road.

Home Road will be built as a County project, with funds generated through a TIF as this area develops. The Schottenstein Real Estate Group is proposing this change to increase the value of the project and better position the site for the current market. The company has developed a similar project at Sawmill and Seldom Seen in the City of Powell with a combination of building types that include 30-unit three-story buildings.

Schottenstein has also submitted detailed development plans for the 20-acre Planned Elderly Residential District on the north side of Home Road. As a detailed development plan submittal and not a rezoning, that area is not on the RPC agenda.

The proposal shifts the boundaries of this development area west approximately 550 feet, increases the area from 25.58 acres to 27.4 acres, decreases the unit count from 425 to 288, and changes the use from Assisted Care/Senior Living to general market multi-family.

The development includes 29 residential buildings across the site. Amenities include a clubhouse with pool and fitness center, a dog park, and outdoor recreation area. The layout shows eleven eight-unit buildings, which include eight single-car garages. There are eight 10-unit buildings with five single-car garages on each end for a total of 10 garages. There are ten twelve-unit buildings which do not include garages. These units appear to be distributed across the site, allowing for better distribution of surface parking. Mounding, landscaping, and retention areas are located along the boundary of Home Road and a no-build area protects existing trees along the southern border.

#### **IV. Comprehensive Plan**

Orange Township's Comprehensive Plan indicates the approved Planned Commercial zoning on this particular site. While this is a change from what appears on the map, it is not a significant change in the residential character of this development Sub Area and the site is a logical place for this development.

#### **V. Issues**

**Traffic and access:** The Development Plan indicates access from two points along the Home Road extension. One is directly across from a proposed road which will serve development to the north of Home and the other appears to be a right-in/right-out on the eastern side of the site. The project also plans to initially take access through a private road along the northern border of the Capri Gardens site, which is the eastern extension of Emil's Way. The Development Plan language notes that the applicant will seek zoning approval and occupancy with the single access to Emil's Way and should the Home Road extension and other improvements be delayed, the complex will continue to take singular access through the private road.

Plans also commit to a 10' path along Home Road and connecting sidewalks within the site.

*Staff comment:* As a private road, staff doesn't know the nature of the construction for the road. The Township should confirm that the Fire Department is comfortable with access via Emil's Way. Staff also recommends a sidewalk along at least one side of Emil's Way.

The applicant is also seeking to temporarily utilize a gravel construction drive that would access the current terminus of Green Meadows Drive. The application notes that this access can be used as a secondary emergency access until other accesses are provided. Although the application says the Fire Department has approved of this, the Zoning Commission should secure a letter.

**Drainage:** Drainage appears to be reasonable and the typical letter from DCEO is included.

**Signage, landscaping, and lighting:** Plans are included and appear to be reasonable.

**Sanitary Treatment, other Utilities:** Serviceability letters are included.

#### **VI. Divergences**

Several divergences are requested:

1. Density is higher than defined in the Resolution (4 units per gross acre);
2. Maximum dwelling units on a single acre is proposed at eight (8);
3. Building dimensions are requested at 750 s.f. for one-bedroom units, 850 s.f. for two-bedroom units, and 1,000 s.f. for three or more bedrooms;
4. Parking spaces are requested at 9' x 20';

5. Required off-street parking spaces is three per residential unit;
6. Requested divergence from lighting standards by referencing the proposed lighting plan.

*Staff Comment:* The language requests divergences from these sections but does not list what the specific requests are, which is confusing for review. In addition, it is noted that the building dimension (unit square footage) standards will not be followed, but the table in the application lists the correct square footages from the code. These requests may be reasonable (staff agrees with the reduction in parking requirement from 3 per unit to 2.5 per unit) but they should be spelled out.

## **VII. Staff Recommendations**

Staff recommends **Conditional Approval** of the rezoning request by Schottenstein Real Estate Group from PCD to MFPRD to the DCRPC, Orange Twp. Zoning Commission and Orange Twp. Trustees, *subject to:*

- 1.) *Confirming the agreement to use and maintain, as well as approval from the Fire Department, for the extension of Emil's Way and the temporary construction/emergency access;*
- 2.) *Addition of a sidewalk along Emil's Way;*
- 3.) *List divergence requests specifically;*
- 4.) *Shift the parking spaces that are nearest to the right-in/right-out away from the greenbelt along Home Road;*
- 5.) *Add an exhibit showing labeling each building type and unit count.*

## **Commission / Public Comments**

Mr. Don Hunter and Mr. Wes Smith with Schottenstein Real Estate Group were present. Mr. Hunter mentioned that they have a letter from the Fire Department for approval, subject to zoning.

*Mr. Price made a motion to recommend Conditional Approval of the rezoning request by Schottenstein Real Estate Group, subject to staff recommendations #1-5. Mr. George seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Orange Twp.). Motion carried.*

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34-18 ZON     Principle Real Estate Devlpt. LLC – Concord Twp. – 12.02 acres from FR-1 to PRD

## **I. Request**

The applicant, Principle Real Estate Development LLC, is requesting a 12.02-acre rezoning from FR-1 to PRD for an 18-lot single-family subdivision called The Reserve at Scioto Bluff.

## **II. Conditions**

**Location:** south side of Butts Rd., east of Riverside Dr.

**Present Zoning:** Farm Residential (FR-1)

**Proposed Zoning:** Planned Residential District (PRD)

**Present Use(s):** One single-family house

**Proposed Use(s):** 18 single-family lot subdivision

**Existing Density:** 1 du / 1.5 acres

**Proposed Density:** 1.5 du / acre

**School District:** Buckeye Valley

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

**Critical Resources:** streams/drainage course

**Soils:** MoC2 Milton Silt Loam 6-12% slope  
MpD2 Milton-Lybrand Complex 12-18% slope  
GwC2 Glynwood Silt Loam 6-12% slope

### **III. Introduction**

The project layout shows a single entrance off Butts Road. The 27' wide public road with sidewalks on both sides extends south approximately 850' and ends in a cul-de-sac. Lots are all above 15,000 square feet in size, with typical frontage of 85'. Each lot has a side yard setback of 10' for a total building separation of 20', which meets code requirements. Open space of 1.29 acres (10.7% of the site) is split between both sides of the entrance along Butts Road. Both reserves include an 8' wide asphalt path along Butts and landscaped entry features, one reserve includes mounding, and the other includes a retention pond. The existing trees along the perimeter will be preserved as buffering, and three detention basins will be located along the western boundary. The existing driveway and structures will be removed.

### **IV. Process**

Concord Township's Planned Residential District is a single-step process. While some changes can be made to the approved Development Plan over the course of development, detail must be provided at the time of initial rezoning. If approved, the land would be rezoned and the Development Plan would be viable for three years. Extensions can be granted.

### **V. Comprehensive Plan**

Concord Township's 2018 Comprehensive Plan indicates this area would be PRD at 1.5 units per gross acre with centralized sewer, as is proposed. The Plan also recommends that PRDs have a mix of lots and open spaces. This proposal indicates minimal open space, all of which is at the entry. Unfortunately, the current code does not have an open space requirement for PRDs.

### **VI. Issues**

**Engineering and access:** An engineering feasibility letter is included stating "the proposed conceptual layout, including stormwater management, appears to be feasible." Smart Services provided a letter stating a traffic impact study is not required, although DCEO requested a traffic access study, which concludes that no turn lanes are warranted. The development text states that the multi-use path along Butts Road will connect to the Courtyards at River Bluff to the east.

**Utilities:** The application includes service letters from major utility providers confirming capacity. Regional Sewer District's letter confirms access to sanitary sewer recently put in place. The letter from the Fire Department requests that fire lane/no parking signs be installed on the bulb and hydrant side of the roadway.

**General:** The application includes sample deed restrictions and commits to standards for building appearance and architectural detail. It also includes landscaping detail and signage, showing a stone base post and mast arm design with gooseneck down-cast and low-voltage lighting.

### **VII. Divergences**

No divergences are requested; the project will meet all the standards.

## **VIII. Staff Recommendations**

Staff recommends **Approval** of the rezoning request by Principle Real Estate Development Group LLC from FR-1 to PRD to the DCRPC, Concord Twp. Zoning Commission and Concord Twp. Trustees.

### **Commission / Public Comments**

Mr. Todd Faris with Faris Planning and Design was present.

*Mr. Price made a motion to recommend Approval of the rezoning request by Principle Real Estate Development Group LLC. VOTE: Majority For, 0 Opposed, 1 Abstained (Concord Twp.) Motion carried.*

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## **V. SUBDIVISION PROJECTS**

### **Preliminary**

29-18 Northstar – Goldwell Neighborhood – Berkshire Twp. - 121 lots / 44.904 acres

### **I. Conditions**

**Applicant:** Northstar Residential Development  
**Subdivision Type:** Single Family Residential  
**Location:** East side of N. Galena Rd., west of Wilson Rd.  
**Current Land Use:** Vacant  
**Zoned:** Planned Mixed Use District (PMUD)  
**Zoning Approval:** 12/10/01  
**Utilities:** Del-Co water and central sanitary sewer  
**School District:** Big Walnut  
**Engineer:** Terrain Evolution

### **II. Staff Comments**

Northstar – Goldwell Neighborhood is a 121-lot single-family subdivision with frontage on Wilson and North Galena Roads. Its main access is via Wilson Road, with one entrance near N. Galena and a second entrance through a future Northstar subdivision off Wilson Road. The main road, Goldwell Drive, enters the site heading northwest, intersects with two opposing cul-de-sacs, continues north and east intersecting with a cul-de-sac road heading east, and ends in a stub, providing a connection to the future Northstar subdivision. Lots are generally 51'-54' wide by 135'-156' deep, and sidewalks are provided throughout. The existing 8' wide asphalt path along Wilson Road will be extended south of the new Goldwell Drive to N. Galena Road.

Two reserve areas are being created, totaling 12.644 acres (28.16% of the site). One is a 5.292-acre buffer strip on the western boundary wrapping around to the south side, in which will be the multi-use path, mounding, and trees. The other is a 7.194-acre parcel that provides buffering with trees on the eastern boundary and extends into a larger open space in the northeast corner with a retention basin.

*A technical review was held on November 20, 2018, after which the applicant has addressed all of the*

*required changes.*

**III. Staff Recommendation**

Staff recommends *Conditional Preliminary Approval* of **Northstar – Goldwell Neighborhood** to the DCRPC, *subject to zoning approval.*

**Commission / Public Comments**

Mr. Mike Williamson with Terrain Evolution was present to represent the applicant.

Mr. George noted the drainage issues around this development. He mentioned the Assistant Zoning Inspector is working with the developer on this issue.

*Mr. Price made a motion for Conditional Preliminary Approval of Northstar-Goldwell Neighborhood, subject to zoning approval. Mr. Merrell seconded the motion. VOTE: Majority For, 0 Opposed, 2 Abstained (Berkshire and Scioto Townships). Motion carried.*

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30-18 Northlake Preserve – Berkshire Twp. - 211 lots / 111.8 acres

**I. Conditions**

- Applicant:** M/I Homes
- Subdivision Type:** Single Family Residential
- Location:** North of Fourwinds Dr., west of I-71
- Current Land Use:** Vacant, former agricultural
- Zoned:** Planned Mixed Use District (PMUD)
- Zoning Approval:** N/A
- Utilities:** Del-Co water and central sanitary sewer
- School District:** Olentangy
- Engineer:** EMH & T

**II. Staff Comments**

Northlake Preserve is a 211-lot single-family subdivision with frontage on the east side of the Fourwinds Drive north extension, which is a separate project. Its main access will be via Fourwinds Drive near N. 3 B's and K Road, but it will also be accessible through future Northlake Woods directly south. A single road, Bradbury Drive enters the site heading east, then curving south, providing the main stem of the road network. Several neighborhood blocks are created with other roads extending away from and back to the main stem. Two roads, one to the east and one to the west connect southwards to Northlake Woods. One secluded neighborhood block is created by extending a road northeast from the main stem, ending in a cul-de-sac. Lots are generally 59'-65' wide by 125'-130' deep, and sidewalks are provided on both sides of the streets.

Four reserve areas are being created totaling 56.4 acres (50.4% of the site). On the western boundary is a 7.6-acre open space parcel, which will include an 8' wide asphalt path along the length of Fourwinds Drive and



two retention basins. Surrounding the site on the north and east boundaries is a 47.7-acre open space and wooded parcel, which will include two retention basins, an existing wetland pond, 8' wide asphalt paths meandering through the open space and significant wooded areas. The third is a 1-acre community park, which includes a tot lot and 8' asphalt paths leading east to the woods. The fourth is a 0.1-acre parcel that provides an 8' asphalt path link from the western neighborhood to the community park.

*A technical review was held on November 20, 2018, after which the applicant has addressed all of the required changes.*

### **III. Staff Recommendation**

Staff recommends *Conditional Preliminary Approval* of **Northlake Preserve**, subject to minor modifications to the approved Development Plan being addressed with Berkshire Township to the DCRPC.

### **Commission / Public Comments**

Mr. Jeff Strung of EMH & T was present to represent the applicant.

*Mr. Shafer made a motion for Conditional Preliminary Approval of Northlake Preserve, subject to staff recommendation. Mr. Boysel seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berkshire Twp.). Motion carried.*

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20-18            Genoa Place – Genoa Twp. - 04 lots / 03.15 acres

### **I. Conditions**

**Applicant:** Brookewood Construction  
**Subdivision Type:** Single Family Residential CAD  
**Location:** West side of Worthington Rd., south of Lakes Club Dr.  
**Current Land Use:** House  
**Zoned:** Suburban Residential (SR)  
**Utilities:** Del-Co water and central sanitary sewer  
**School District:** Westerville City Schools  
**Engineer:** Watcon

### **II. Staff Comments**

Genoa Place is a 4-lot Common Access Driveway subdivision with frontage on the west side of Worthington Road. The CAD and utility easement will utilize the existing driveway and extend it westward to a T-turnaround. The existing house will remain. The lots are 0.96 acres, 0.66 acres, 0.65 acres, and 0.89 acres in size and will utilize central sanitary sewer. A variance to allow the CAD easement width to be reduced from 60' to 50' was approved on October 25, 2018.

*A technical review was held on November 20, 2018, after which the applicant has addressed all of the required changes.*

**III. Staff Recommendation**

Staff recommends *Preliminary Approval* of **Genoa Place** to the DCRPC.

**Commission / Public Comments**

Mr. Shawn Lanning with Watcon was present to represent the applicant.

*Mr. Price made a motion for Preliminary Approval of Genoa Place. Mr. George seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Genoa Twp.). Motion carried.*

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23-18            **Kipling Knoll – Liberty Twp. - 06 lots / 10.00 acres**

**I. Conditions**

- Applicant:** Matthew Rankin
- Subdivision Type:** Single Family Residential, CAD
- Location:** West side of Liberty Rd., south of Bean-Oller Rd.
- Current Land Use:** Vacant, former agricultural
- Zoned:** Farm Residential (FR-1)
- Utilities:** Del-Co water and private on-lot treatment systems
- School District:** Olentangy
- Engineer/Consultant:** Joe Clase, Plan 4 Land

**II. Staff Comments**

Kipling Knoll is a 6-lot Common Access Driveway subdivision with frontage on the west side of Liberty Road between Clark-Shaw and Bean-Oller Roads. The CAD enters the site heading west and ends in a T-turnaround. The lots are all above 1.19 acres and will utilize on-site waste treatment. Easements are secured for future service should sewer become available. A variance to allow the development of one extra lot above the maximum was approved on August 30, 2018.

*A technical review was held on November 20, 2018, after which the applicant has addressed all of the required changes.*

**III. Staff Recommendation**

Staff recommends *Preliminary Approval* of **Kipling Knoll** to the DCRPC.

**Commission / Public Comments**

Mr. Joe Clase, Plan 4 Land, was present to represent the applicant.

*Mr. Merrell made a motion for Preliminary Approval of Kipling Knoll. Mr. Boyse seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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31-18            Rooster Ranch Estates – Trenton Twp. - 02 lots / 19.097 acres

**I.            Conditions**

**Applicant:** Jonathan and Alison Cochran  
**Subdivision Type:** Single Family Residential, CAD  
**Location:** East side of CR 605, north of Hartford Rd.  
**Current Land Use:** Vacant, former agricultural  
**Zoned:** Rural Residential (RR)  
**Utilities:** Well water and private on-lot treatment systems  
**School District:** Big Walnut  
**Engineer/Consultant:** Scioto Land Surveying

**II.            Staff Comments**

Rooster Ranch Estates is a 2-lot Common Access Driveway subdivision with frontage on the east side of County Road 605. The CAD enters the site heading east and curves northeast providing frontage for a 13.893-acre lot to the north and a 5.048-acre lot to the south. The lots will utilize on-site waste treatment and wells. Easements are secured for future service should sewer become available.

*A technical review was held on November 20, 2018, after which the applicant has addressed all of the required changes.*

**III.            Staff Recommendation**

Staff recommends *Preliminary Approval* of **Rooster Ranch Estates** to the DCRPC.

**Commission / Public Comments**

Mrs. Karen Coffman with Scioto Land Surveying was present to represent the applicant.

*Mr. Price made a motion for Preliminary Approval of Rooster Ranch Estates. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed, 1 Abstained (Trenton Twp.). Motion carried.*

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**Preliminary/Final** (none)

**VI.            EXTENSIONS**

09-16            4910 Rutherford Road CAD – Concord Twp. - 07 lots / 25.496 acres

**Applicant:** 4910 Rutherford Road LLC  
**Preliminary approval:** 11/17/16

**I.            Staff Comments**

The applicant is requesting a 1-year extension for the 4910 Rutherford Road CAD in order to continue working out engineering issues.

## **II. Staff Recommendation**

Staff recommends *Approval* of a 12-month Extension for 4910 Rutherford Road CAD to the RPC.

### **Commission / Public Comments**

*Mr. George made a motion for a 12-month Extension of 4910 Rutherford Road CAD. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed, 1 Abstained (Concord Twp.). Motion carried.*

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## **VII. OTHER BUSINESS**

- Consideration for Approval: SWCD fees of \$6,975.00, Health Dept. fees of \$12,040.00

*Mr. Irvine made a motion to Approve the transfer of fees for SWCD for \$6,975.00 and Health Dept. for \$12,040.00. Mr. Thurston seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Brown Twp.). Motion carried.*

- Consideration for Approval: 2019 DCRPC Budget

*Having heard no comments on the proposed 2019 Budget, Mr. Merrell made a motion to Approve the Budget as presented. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

- Consideration for Approval: 2019 Meeting Schedule

*Mrs. Kuba made a motion to Approve the 2019 Meeting Schedule as presented. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

Please note the meeting location exceptions (April, July, November). Those meetings will be held at the Hayes Administrative Building, Room 235. As of January 1, 2019 the address for that building will be changed to 145 N. Union Street, Delaware, OH.

- Consideration for Approval: Merit Compensation

Executive Committee recommended \$870.00 merit compensation for Mr. Sanders for his work on special planning contracts for 2018, in accordance with the existing policy.

*Mrs. Kuba made a motion to Approve the 2018 Merit Compensation for Mr. Sanders in the amount of \$870.00. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

VIII. POLICY / EDUCATION DISCUSSION (none)

IX. RPC STAFF AND MEMBER NEWS (none)

*Having no further business, Mr. Boyzel made a motion to Adjourn the meeting at 7:25 p.m. Mr. Burke seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

*The next meeting of the Delaware County Regional Planning Commission will be Thursday, December 20, 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