



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 25, 2019 at 6:30 PM

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

ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of June 27, 2019 RPC Minutes
- Executive Committee Minutes of July 17, 2019
- Statement of Policy

CONSENT AGENDA

			Township	Lots/Acres
13-15.4		Clarkshaw Moors, Section 4	Concord	46 lots / 23.567 acres
20-18	T	Genoa Place	Genoa	04 lots / 03.166 acres

VARIANCE / EXTENSION

01-05.V		Cheshire Woods, Sec. 3&4 - Berkshire Twp. - variance from Sec. 102.03, 204.04 - additional extension		
19-19.V	T	Bohannan CAD - Brown Twp. - variance from Sec. 306.02 - additional lot on CAD		
21-19.V		Williams CAD - Trenton Twp. - variance from Sec. 306.06 - driveway width reduction		

ZONING MAP/TEXT AMENDMENTS

35-19 ZON		Wilcox Investment Group, LLC - Berkshire Twp. - PMUD Article 17 application		
36-19 ZON		All Seasons Self Storage LLC - Brown Twp. - .20 acres - PC - dvlpt. plan amendment		

SUBDIVISION PROJECTS

Preliminary

			Township	Lots/Acres
20-19	T	Marckel	Concord	03 lots / 4.979 acres
27-18		Kingston Ravines (FKA Thistlegate CAD)	Kingston	04 lots / 23.078 acres
21-19		Williams CAD	Trenton	02 lots / 8.00 acres

T=TABLED, W=WITHDRAWN

OTHER BUSINESS *(none)*

POLICY / EDUCATION DISCUSSION *(none)*

RPC STAFF AND MEMBER NEWS

- Don Wuertz - former Co. Commissioner and RPC Representative passing

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, Mike Frommer, Tom Hopper, Matt Kurz, Dave Stites, Charles Hurt, Josh Vidor, Bonnie Newland, Mike Dattilo, and Doug Price. *Alternates:* Chery Friend, Bob Lamb, Dustin Kent, Tiffany Jenkins, Bill Piper, Claudia Husak, Paul Benson, Jeff Beard, and Allen Rothermel. *Staff:* Scott Sanders, Jonathan Miller, Da-Wei Liou and Stephanie Matlack.

▪ **Approval of the June 27, 2019 RPC Minutes**

Mr. Irvine made a motion to Approve the minutes from the June 27th meeting, seconded by Mr. Vidor. VOTE: Unanimously For, 0 Opposed. Motion carried.

▪ **July 17, 2019 Executive Committee Minutes**

1. **Call to order**

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

2. **Approval of Executive Committee Minutes from June 19, 2019**

Mr. Merrell 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 2019

REGIONAL PLANNING RECEIPTS		JUNE	YTD TOTAL
General Fees (Lot Split)	(4201)	\$1,230.00	\$6,340.00
Fees A (Site Review)	(4202)	\$600.00	\$5,100.00
Insp. Fees (Lot Line Transfer)	(4203)		\$1,500.00
Membership Fees	(4204)		\$236,547.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)		\$0.00
Assoc. Membership	(4206)		\$0.00
General Sales	(4220)	\$1.25	\$0.00
Charges for Serv. A (Prel. Appl.)	(4230)	\$11,300.00	\$20,292.90
Charges for Serv. B (Final. Appl.)	(4231)	\$800.00	\$17,417.90
Charges for Serv. C (Ext. Fee)	(4232)		\$600.00
Charges for Serv. D (Table Fee)	(4233)		\$1,800.00
Charges for Serv. E (Appeal/Var.)	(4234)		\$1,800.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$600.00	\$1,800.00

OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$1,350.00	\$8,460.00
Soil & Water Fees	(4243)	\$975.00	\$4,745.00
Commissioner’s fees	(4244)		\$0.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		
Other Reimbursements A			\$176.46
Other Misc. Revenue (GIS maps)	(4730)		\$0.00
Misc. Non-Revenue Receipts	(4733)	\$55.00	\$252.75
Sale of Fixed Assets	(4804)		\$0.00
TOTAL RECEIPTS		\$16,911.25	\$323,743.26

Balance after receipts	\$1,065,765.34
Expenditures	- \$ 32,254.86
End of June balance (carry forward)	\$1,033,510.48

*Mr. Merrell 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 Reviews

	Township	Lots/Acres
• Bacastow CAD	Brown	04 lots / 65.90 acres
• Tanner CAD	Concord	04 lots / 08.19 acres
• Zagloul CAD	Liberty	2-3 lots / 14.5 acres
• Evans Farm Marketplace	Orange	04 lots / 12.49 acres

- July RPC Preliminary Agenda
 - 1.) CONSENT AGENDA

	Township	Lots/Acres
• Clark Shaw Moors, Section 4	Concord	46 lots / 23.567 acres
• Genoa Place (Table requested)	Genoa	04 lots / 03.166 acres

 - 2.) VARIANCE / EXTENSION
 - Cheshire Woods, Sec. 3&4 - Berkshire Twp. - variance from Sec. 102.03, 204.04 - additional extension
 - Bohannon CAD - Brown Twp. - variance from Sec. 306.02 - additional lot on CAD
 - Williams CAD - Trenton Twp. - variance from Sec. 306.06 - driveway width reduction

 - 3.) ZONING MAP/TEXT AMENDMENTS
 - Wilcox Investment Group, LLC - Berkshire Twp. - PMUD Article 17 review
 - All Seasons Self Storage LLC - Brown Twp. - .20 acres - PC - dvlpt. plan amendment

4.) SUBDIVISION PROJECTS

Township

Lots/Acres

Preliminary

- | | | |
|--|----------|------------------------|
| • Marckel | Concord | 03 lots / 4.979 acres |
| • Kingston Ravines (FKA Thistlegate CAD) | Kingston | 04 lots / 23.078 acres |
| • Williams CAD | Trenton | 02 lots / 8.00 acres |

- Director's Report

Mid-Year Activity

- 1.) Zoning cases – We had the same number of individual cases (30) as all of last year.
- 2.) Zoning acreage – We are at about half of the total acreage from last year.
- 3.) Platting, so far, is down considerably over last year. Preliminary lots: 22% of last year's total.
Final lots: 11% of last year's total.
- 4.) Building permits are averaging 63 per month in the townships, which is typical for the last four years or so.

Activity since last Executive Committee Meeting

- 1.) Attended Stepping Up meeting on county-wide housing issues/Jonathan is studying how housing costs and densities relate in the county;
- 2.) 2020 Census preparation – Complete Count Committee kickoff meeting and training was held on June 20. Talked about general ideas related to making sure response rate is high. Hosted internal meeting with Chad Stover and Nancy Reger to discuss strategy moving forward. Intent is to hold another strategic meeting with a representative from each of the following sectors:
 - Libraries – DCDL - (will need to always include Community Library as well)
 - Education – Olentangy Schools – (all districts, OWU, DACC, Cols-State)
 - Health – DGHD – (Partnership members and other agencies)
 - Non-Profits – United Way – (should also catch any faith-based groups)
 - Business – Delaware Chamber – (communicating with other chambers and business groups)
 - Older Adults – Sourcepoint
 - Governments – Although Delaware City and a rep from the DC Township Association will be “on the committee,” we will make direct communication with all jurisdictions whenever there is information to send out.
- 3.) Working on Harlem contract agreement;
- 4.) Jonathan attended the Regional Data Advisory Committee quarterly meeting at MORPC
- 5.) Office space – M&A returned latest round of changes – they seem to be at a point where they can start doing more detail work on interior layouts to use to bid the actual work.
- 6.) Attended Parade of Homes event last night (7/16);

7.) Attended internal County Development meeting, plus meeting held by Economic Development with local utilities to discuss development potential in corridor areas;

- Consideration for Approval: Berlin Twp. Zoning Resolution update, up to \$2500.00
Mr. George made a motion for Approval of the planning assistance contract between DCRPC and Berlin Twp. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

4. Old Business (none)

5. Other Business (none)

6. Personnel (none)

7. Adjourn

Having no further business, Mr. George made a motion to adjourn the meeting at 10:50 a.m. Mr. Frommer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Wednesday, August 21, 2019 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.

CONSENT AGENDA

13-15.4 Clarkshaw Moors, Section 4 – Concord Twp. - 46 lots / 23.567 acres

Conditions

Applicant: M/I Homes

Subdivision Type: Single Family Planned Residential community

Location: east of Quail Landing, west of Pyke Dr.

Zoned: Planned Residential District (PRD)

Preliminary Approval: 08/27/15 (overall preliminary)

Utilities: Del-Co Water, central sanitary sewer

School District: Olentangy

Engineer: Advanced Civil Design

Staff Comments

The Clarkshaw Moors subdivision received preliminary approval on August 27, 2015, and is located on the south side of Clark-Shaw Road, east of South Section Line Road. Sections 1, 2, and 3 have been recorded; this application is for Final Plat approval of the fourth section of five total sections.

Section 4 connects the previous three recorded sections by extending Pyke Drive from Section 2 westbound and intersects with Meadowhaven Drive from Section 1. Pyke Drive curves southbound and connects with Quail Landing of Section 3.

There are 46 lots in Section 4 with an average lot size of about 0.255 acres. Open Space in this section also accounts for 8.554 acres, or 36.3% of the Section 4's total acreage.

The applicant has presented to the RPC Office a Final Plat (mylar) signed by the various County agencies, a requirement for Final approval.

Staff Recommendation

Staff recommends *Final Approval* of **Clarkshaw Moors, Section 4** to the DCRPC.

Commission / Public Comments

Mr. Price made a motion for Final Approval of Clarkshaw Moors, Section 4. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

20-18 T Genoa Place – Genoa Twp. - 04 lots / 03.166 acres

Conditions

Applicant: Brookewood Construction

Engineer: Watcon

Staff Comments

The applicant has requested a second 90-day tabling of Genoa Place in order to continue working out engineering issues.

Staff Recommendation

Staff recommends *Approval of the 90-day Tabling* of **Genoa Place** to the DCRPC.

Commission / Public Comments

Mr. Price made a motion for Approval of the 90-day tabling of Genoa Place. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VARIANCE/EXTENSION

01-05.V Cheshire Woods, Sec. 3&4 – Berkshire Twp. – variance from Sec. 102.03, 204.04 – additional extension

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.

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, Sections 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 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;
- 10) The applicant is requesting an eighth extension via Variance for 2 years.

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: Since the most recent extension approval, no progress appears to have been made within the future sections of the overall project. According to the Auditor's data, 28 unbuilt lots are currently owned by builders (14 by Trinity, 7 by Rockford, 3 by Maronda and 2 each by both Silvestri and Dublin Manor). Based on RPC records, 137 lots remain to be developed.

Homewood Corporation has been developing elsewhere in Delaware County, with active projects on Home Road in Liberty Township, on Cheshire Road in Berkshire, and within the city of Delaware. Other submittals have been made to Westerville, Grove City, and Dublin.

Additionally, Staff recommended the extension for remaining sections be the "final" extension in 2015. Since that time, Homewood Corporation has received an additional three variances and extension requests. Still, utilities have been placed for the next section with paving scheduled for late this paving season. Staff therefore recommends an extension.

Staff Recommendation

DCRPC staff recommends that based on the Findings of Fact under Criteria for a Variance above, the variance request from Sec. 102.03 & 204.04 and a one-year extension for **Cheshire Woods, Sections 3B – 4** be *Approved*.

Commission / Public Comments

Mr. Jim Lipnos with Homewood Corp. was sworn in by Chairman Stites. He explained that when the development was started there were 3 builders. When the recession hit, one builder went bankrupt and one abandoned the development. He stated that Homewood has been around since 1963 in Columbus and was able to protect the value of the lots / homes during that recession. They sell about 15 homes a year so they anticipate coming back again for an extension until the development is complete. Mr. Lipnos stated that he would update the request letter with an action plan.

Mrs. Kuba made a motion to Approve the Variance based on the findings of fact and the 1 year extension of Cheshire Woods, Sections 3B and 4. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

19-19.V T Bohannan CAD – Brown Twp. – variance from Sec. 306.02 – additional lot on CAD

Applicant: Dambo Investments LLC
Consultant: Plan 4 Land

Request

The applicant has requested a 90-day tabling of the variance application for Bohannan CAD in order to work out issues raised at Technical Review.

Staff Recommendation

Staff recommends *Approval of the 90-day Tabling of Bohannan Variance* to the DCRPC.

Commission / Public Comments

Mr. Joe Clase, Plan 4 Land, was present but did not have anything to add.

Mr. Price made a motion for Approval of the 90-day Tabling of the Bohannan CAD variance application. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

21-19.V Williams CAD – Trenton Twp. – variance from Sec. 306.06 – driveway width reduction

Request

Richard and Susan Williams are requesting a variance to allow a reduced driveway width.

The proposed subdivision is located on the east side of Dent Road, about 1,270 feet north of SR 37 E.

Facts

- 1) The applicant seeks to create a Common Access Driveway subdivision with two lots;
- 2) The development site is 9.99 acres;
- 3) A CAD would enter the site and travel approximately 350 feet east;
- 4) The land is zoned FR (Farm Residential);
- 5) Del-Co Water is available to the site with an existing 6" line running along Dent Rd.

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.

Applicant's Response: "The construction will yield minimal additional benefit. Since this property is often very wet year around, widening the existing drive will increase impervious area on this property and could lead to further drainage issues."

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

Applicant's Response: "Yes, no other driveway exists like this one. It is truly unique."

- 3) Due to the physical surroundings, shape, or characteristics of the property, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the Delaware County Subdivision Regulations were carried out.

Applicant's Response: "Due to the unusually wet conditions of this property, the exiting drive has been constructed with a solid multi-layered base that is raised with sloping sides to address runoff. The unusual wet conditions of the land and the existing slopes along the drive is causing the particular hardship."

- 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: "This proposal is otherwise entirely compliant with the standards of the Trenton Township Zoning Resolution and other applicable regulations."

"On behalf of Richard W. & Susan L. Williams, we request a variance from the Delaware County Subdivision Regulations for Williams Common Access Driveway (CAD) subdivision to permit the driveway to remain at its current width of an estimated ten (10) to twelve (12) feet versus the required twelve (12) feet width.

The CAD will be privately owned and maintained accessing two (2) lots off Dent Road. This subdivision will include the division of Delaware County Parcel # 416-430-01-008-000.

The variance is being requested, because modifying the driveway would be difficult and unnecessary with the minimal additional width required causing an undue hardship on the owner."

Staff comments: This particular application does not seem like an extraordinary situation which lends itself to the approval of a variance. Wet land will be mitigated with improved drainage practices, such as improved slopes along the driveway, as part of the development of the site. Furthermore, if wet land on the property is an extreme issue to warrant a variance, then the additional 540 (approximate) feet of linear driveway could also adversely impact drainage, as well as the footprint of a potential 4-bedroom residence.

The potential impact from the increase in runoff from the additional one to two feet of width for a length of approximately 300 feet is negligible when compared to the impact from the increase in runoff from the additional 10-12 feet of driveway to the proposed lot from the end of the CAD, as well as the construction of the new residence. Additionally, the inconvenience alone of having to widen the driveway to Delaware County Regulation standards is not enough to warrant a variance.

Staff Recommendation

DCRPC staff recommends that based on the Findings of Fact under Criteria for a Variance above, the variance request from Sec. 306.06 for **Williams CAD** be *Denied*.

Commission / Public Comments

Mr. Joe Clase with Plan 4 Land along with Richard Williams and his son Chase Williams were sworn in.

Mr. Richard Williams stated that the driveway was put in when the house was built in the '70s and maintained throughout. They recently had 20 tons of gravel added which was after the submitted survey. He believes the shared area of the driveway (from the road to the T turnaround) is the full 12 feet wide. He was not sure the variance is still needed.

Mr. Merrell made a motion to Deny the variance request for a reduced driveway width based on the Findings of Fact. Mrs. Jenkins seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

ZONING MAP/TEXT AMENDMENTS

35-19 ZON Wilcox Investment Group, LLC – Berkshire Twp. – PMUD Article 17 application

Request

The applicant, Wilcox Investment Group LLC, is requesting review for the final development plan for the Fairways at North Star, a multi-family residential subdivision of 180 single story apartment homes on 25.75 acres.

Conditions

Location: north side of Wilson Rd., east of North Galena Rd.

Present Zoning: Planned Residential Development (PRD)

Proposed Zoning: PMUD Article 17

Present Use(s): Mostly vacant, one single-family home

Proposed Use(s): 180 single-story apartment homes

Existing Density: n/a Planned Commercial

Proposed Density: 6.99 du/acre gross, 8.49 du/acre net

School District: Big Walnut Local School District

Utilities Available: Del-Co Water and central sanitary sewer

Critical Resources: streams/drainage course, slope $\geq 20\%$, ponds, wetland

Soils: BeA Bennington Silt Loam 0-2% slope

CaB Cardington Silt Loam 2-6% slope

BeB Bennington Silt Loam 2-4% slope

PwA Pewamo Silty Clay Loam 0-1% slope

CaC2 Cardington Silt Loam 6-12% slope

AmD2 Amanda Silt Loam 12-18% slope

Process

This is a review of a Development Plan in accordance with the process of applying the 36/37 PMUD

(Article 17) 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 standards of the underlying district, in this case Northstar Planned Commercial, will no longer apply.

Review

In a separate, more complete letter, staff is recommending the following issues be discussed during the review and approval process:

- Access to N. Galena should be a full access and additional access should be provided to future development to the west;
- Pedestrian access should be provided to future development to the west and the multi-use path should use the standard established to the east along Wilson Road;
- Provide additional detail in building design and how those buildings will conform to the topography; Buildings appear to need additional architectural detail to prevent repetition;
- Provide additional buffering/mounding along perimeter and preserve natural features as much as possible. Indicate any preserved material on the plans.

Conclusion

No action is required by the Commission as this is an Administrative Review by staff at the request of the Township. A more complete review will be forwarded to the Berkshire Township Zoning Commission.

36-19 ZON All Seasons Self Storage LLC – Brown Twp. - .20 acres – PC – dvlpt. plan amendment

Request

The applicant, All Seasons Self Storage LLC, is requesting a development plan amendment on .20 acres at 2415 SR 37 East for the construction of an additional mini storage warehouse.

Conditions

Location: North side of State Route 37 East

Present Zoning: Planned Commercial (PC)

Proposed Zoning: Planned Commercial (PC)

Present Use(s): Self storage facility

Proposed Use(s): additional self-storage building

School District: Buckeye Valley

Utilities Available: Del-Co Water and private on-lot treatment systems

Critical Resources: slope \geq 20%

Soils: BoA Blount Silt Loam 0-2% slope

PwA Pewamo Silty Clay Loam 0-1% slope

Introduction

The applicant is requesting an amendment to the applicable development plan for the property located at 2415 State Route 37. The development plan, which initially rezoned the entire 4.99 acre property from Farm Residential (FR-1) to Planned Commercial District (PC), was approved in 2002 under Application 12-02-ZON. The initial development plan approved five (5) self-storage buildings and the use of an existing

house as an office.

In 2005, under Application 37-05-ZON, the development plan was amended to include the additional land use of a truck rental (in conjunction with the self-storage operation) and associated signage.

The current request is to amend the development plan to include an additional storage structure; located at the rear (north) of the property where some parking is currently located. The proposed structure, measuring 40 feet wide by 100 feet long, will add 4,000 square feet to the existing 50,400 square feet of storage space.

Comprehensive Plan

The subject property lies in Brown Township's Sub Area I - Growth and 36/37 Corridor. The Township's recently updated 2019 Comprehensive Plan indicates this area would remain commercial in nature along State Route 36/37.

Issues

Traffic and access: None. The increased square footage should have a relatively negligible effect on traffic and turning movements.

Drainage: None through direct impacts. The proposed structure will occupy a paved area currently used for parking. The construction of the proposed storage structure in and of itself will not affect storm water runoff. The vehicles currently utilizing that space for parking, however, will have to be moved elsewhere, creating a potential need for additional paving to accommodate the vehicles.

Signage: None.

Lighting: None.

Sanitary Treatment: None.

Divergences

No divergences are specifically requested, however, aspects of the submitted layout for the new structure are not in compliance with the existing zoning:

1. The proposed structure is in violation of rear yard setbacks. The original development plan set the rear setback for the property at 25 feet, whereas the proposed structure is located 15 feet from the rear property line.

***Staff Comment:** There are currently vehicles parked in the location of the proposed additional structure. Potential spaces capable of accommodating the structure other than the one presented are located in the front of the property near a detention pond. Staff is in favor of keeping the proposed structure located at the rear. Doing so will keep visibility to the space between the storage units open, and avoid the need for modifications to the detention pond.*

Staff Recommendations

Staff recommends **Conditional Approval** of the development plan amendment request by All Seasons Self Storage LLC to the DCRPC, Brown Twp. Zoning Commission and Brown Twp. Trustees, *subject to:*

- 1.) Clarification of how the applicant will accommodate the existing vehicles that occupy the space of the proposed structure; and
- 2.) Approval of a divergence from Brown Township regarding the proximity of the structure to the rear property line.

Commission / Public Comments

Mr. Jeff Cutler was present to answer questions from the Commission. He stated that the setback will be addressed with the Township and the vehicles currently parked where the new building is proposed will be removed.

Mr. Price made a motion to recommend Conditional Approval of the development plan amendment for All Seasons Self Storage LLC, subject to staff recommendations. Mrs. Jenkins seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

SUBDIVISION PROJECTS

Preliminary

20-19 Marckel Subdivision– Concord Twp. - 03 lots / 4.979 acres

Conditions

Applicant: Eric Marckel
Subdivision Type: Single Family Residential
Location: east end of Brust Rd., east of SR 257
Current Land Use: Vacant
Zoned: Farm Residential (FR-1)
Utilities: Del-Co water and private on-lot treatment systems and central sanitary sewer (northern lot)
School District: Buckeye Valley
Consultant: Plan 4 Land

Staff Comments

The applicant has requested a 90-day tabling in order to continue working out preliminary design engineering issues.

Staff Recommendation

Staff recommends *Approval of the 90-day Tabling* of the **Marckel subdivision** to the DCRPC.

Commission / Public Comments

Mr. Joe Clase, Plan 4 Land was present.

Mr. Merrell made a motion to Approve the 90-day table request for Marckel. Mr. George seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

27-18 Kingston Ravines (FKA Thistlegate CAD) – Kingston Twp. - 04 lots / 23.078 acres

Conditions

Applicant: John Hill Jr. Trustees and Thistlegate 7 LLC
Subdivision Type: Single Family Residential, Common Access Driveway
Location: South side of SR 521, east of I-71
Current Land Use: Vacant, wooded
Zoned: Farm Residential (FR-1)
Utilities: Del-Co water and private on-lot treatment systems
School District: Buckeye Valley
Consultant: Scioto Land Surveying Service

Staff Comments

This application is a Preliminary Plan for a CAD subdivision. Located in Kingston Township, on the south side of State Route 521 east of Interstate 71. The subdivision proposes to split 23.078 acres of two parcels into four lots, which will be served by a Common Access Driveway.

The submitted plan shows the CAD extending south from SR 521 in a mostly southern direction with the four lots located on the east side of the CAD. The proposal exceeds the maximum number of allowable lots without frontage on the road, but received a variance to increase that number from three to four at the DCRPC's September 27, 2018 meeting, under Application #27-18.V.

The lots, from north to south are 4.606, 2.608, 2.777, and 13.045 acres respectively. The CAD and associated easement, occupying 1.813 acres, is situated entirely within the 13-acre property. The CAD itself, approximately 1,300 feet long, is designed with four passing areas, and has received approval from the Porter-Kingston Fire District.

The lots will be served by Del-Co water and on-site treatment systems. Critical resources on the property include several drainage courses which serve the adjacent West Branch of the Little Walnut Creek; all of which have been designed around and preserved accordingly. Drainage easements will be provided as required by the County Engineer's office. No part of the property is within the 100-yr floodplain.

A technical review was held on July 16, 2019, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary Approval* of **Kingston Ravines** to the DCRPC.

Commission / Public Comments

Mrs. Karen Coffman, Scioto Land Surveying, was present.

Mr. Price made a motion for Preliminary Approval of Kingston Ravines. Mr. Irvine seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Kingston Twp.). Motion carried.

21-19 Williams CAD – Trenton Twp. - 02 lots / 08.00 acres

Conditions

Applicant: Richard & Susan Williams

Subdivision Type: Single Family Residential, Common Access Driveway

Location: East side of Dent Rd., north of SR 37 East

Current Land Use: Single family house, and accessory buildings

Zoned: Rural Residential (RR)

Rezoned: from Farm Residential (FR) to Rural Residential (RR) on 2/28/2019 (#14-19-ZON)

Utilities: Del-Co water and private on-lot treatment systems

School District: Big Walnut

Consultant: Plan 4 Land

Staff Comments

This application is a Preliminary Plan for a CAD subdivision. Located in Trenton Township, on the east side of Dent Road just north of State Route (SR) 37. The subdivision proposes to split the 8.00-acre flag lot parcel into two lots which will be served by a Common Access Driveway.

The submitted plan shows the CAD extending east from Dent Road in an easterly direction with the driveway for the proposed second lot extending south at around 350 feet from Dent Road. The proposed lot will be 4.27 acres, while the existing residence which contains the 0.83 acre CAD and associated easement located on 3.71 acres. The CAD itself, approximately 560 feet long, has a turnaround designed approximately 350 feet from the ROW. The applicant requested a variance from the width requirement in the Subdivision Regulations, which staff is recommending denial.

The lots will be served by Del-Co water and on-site treatment systems. Critical resources on the property include a section of the South Fork Rattlesnake Creek; which has been designed around and preserved accordingly. No part of the properties are within the 100-yr floodplain.

A technical review was held on July 16, 2019, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Conditional Preliminary Approval* of the Williams CAD to the DCRPC, *subject to designing and improving the CAD to the required width.*

Commission / Public Comments

Mr. Joe Clase, Plan 4 Land was present along with the applicant.

Mr. Price made a motion for Conditional Preliminary Approval of the Williams CAD, subject to staff recommendation. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

OTHER BUSINESS (none)

POLICY / EDUCATION DISCUSSION (none)

RPC STAFF AND MEMBER NEWS

- Don Wuertz, a former Co. Commissioner and RPC Representative (1995-2002) who served on the Executive Committee for 2 years from 1995-1997 passed away.

Having no further business, Mr. Irvine made a motion to adjourn the meeting at 7:15 p.m. Mr. Loveless seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, August 29, 2019, 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