

# 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, April 30, 2020 at 6:30 PM  
Meeting held Via Zoom Meeting  
Delaware, Ohio 43015

### ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of February 27, 2020 RPC Minutes
- Executive Committee Minutes of April 22, 2020
- Statement of Policy

### CONSENT AGENDA (Final Plats)

		Township	Lots/Acres
30-18.2	Northlake Preserve, Section 2	Berkshire	35 lots / 08.837 acres
23-18	Kipling Knoll	Liberty	06 lots / 10.00 acres
24-19	Zaghlool CAD	Liberty	03 lots / 14.889 acres
21-19	Williams CAD	Trenton	02 lots / 07.99 acres

### ZONING MAP/TEXT AMENDMENTS

05-20 ZON	JBeckner Construction LLC - Harlem. Twp. - 5.24 acres - PCD - Dvlpt. plan amndmt.
06-20 ZON	Starfall LLC - Harlem Twp. - 5.299 acres from AR-1 to FR-1
07-20 ZON	Glenn & Mary Morgan - Berkshire Twp. - 6.84 acres from A-1 to FR-1
08-20 ZON	North Farms Dvlpt. LLC - Orange Twp. - 24.019 acres from SFPRD to MFPRD
09-20 ZON	Roberta & Eddie Herd - Trenton Twp. - .5745 acres from FR to RR
10-20 ZON	M/I Homes - Berlin Twp. - 62.7 acres - FR-1 to R3 with PRD overlay
11-20 ZON	Shannon D & B LLC - Berkshire Twp. - 12.659 acres - A-1 to FR-1

### SUBDIVISION PROJECTS

#### Preliminary

		Township	Lots/Acres
28-19.2	Piatt Preserve, Section 2	Berlin	22 lots / 20.6 acres
05-20	Tanner CAD	Concord	04 lots / 08.70 acres
06-20	Meyers Property CAD	Liberty	04 lots / 05.66 acres

### OTHER BUSINESS

- Fred Fowler, Code Compliance - retiring after serving 29 years as a Rep. on the DCRPC
- Welcome new Alternate: Mike Love, DCEO
- Appointment of Nominating Committee for Executive Committee member elections

**ADMINISTRATIVE BUSINESS**

- **Call to Order**  
 Chairman Stites called the meeting to order at 6:30 p.m.
  
- **Roll Call**  
*Representatives:* David Weade, David Loveless, Susan Kuba, Ric Irvine, Duane Matlack, Gary Merrell, Barb Lewis, Jeff Benton, Steve Burke, Tammy Noble, Joe Shafer, Matt Kurz, Dave Stites, Ed Reely, Michelle Boni, Joe Proemm, James Hatten, Ed Snodgrass, Dan Boysel, Josh Vidor, and Mike Dattilo.  
*Alternates:* Bob Lamb, Mike Love, and Tracey Mullenhour. *Staff:* Scott Sanders, Jonathan Miller, Da-Wei Liou and Stephanie Matlack
  
- **Approval of the February 27, 2020 RPC Minutes**  
*Mr. Merrell made a motion to approve the minutes from the February 27<sup>th</sup> RPC meeting, seconded by Mr. Irvine. VOTE: Unanimously For, 0 Opposed. Motion carried.*
  
- **April 22, 2020 Executive Committee Minutes**

**1. Call to order**

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

**2. Approval of Executive Committee Minutes from March 18, 2020**

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

**3. New Business**

- Financial / Activity Reports for March

REGIONAL PLANNING RECEIPTS		MARCH	YTD TOTAL
General Fees (Lot Split)	(4201)	\$2,665.00	\$4,100.00
Fees A (Site Review)	(4202)	\$900.00	\$2,400.00
Insp. Fees (Lot Line Transfer)	(4203)	\$300.00	\$1,100.00
Membership Fees	(4204)		\$235,285.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)		\$0.00
Assoc. Membership	(4206)		\$0.00
General Sales	(4220)		\$0.00
Charges for Serv. A (Prel. Appl.)	(4230)	\$1,387.00	\$3,767.00
Charges for Serv. B (Final. Appl.)	(4231)	\$13,857.70	\$17,957.70
Charges for Serv. C (Ext. Fee)	(4232)		\$600.00
Charges for Serv. D (Table Fee)	(4233)		\$0.00
Charges for Serv. E (Appeal/Var.)	(4234)		\$900.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$600.00	\$1,200.00
OTHER DEPT. RECEIPTS			

Health Dept. Fees	(4242)	\$100.00	\$300.00
Soil & Water Fees	(4243)	\$375.00	\$1,475.00
Commissioner’s fees	(4244)		\$0.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		\$0.00
Other Reimbursements A	(4721)		\$0.00
Other Misc. Revenue (GIS maps)	(4730)		\$0.00
Misc. Non-Revenue Receipts	(4733)		\$0.00
Sale of Fixed Assets	(4804)		\$0.00
<b>TOTAL RECEIPTS</b>		<b>\$20,184.70</b>	<b>\$269,084.70</b>

Balance after receipts	\$1,237,561.97
Expenditures	- \$ 31,464.11
End of March balance (carry forward)	\$1,206,097.86

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

- April RPC Preliminary Agenda

1.) CONSENT AGENDA

	<u>Township</u>	<u>Lots / Acres</u>
• Northlake Preserve, Section 2	Berkshire	35 lots / 08.837 acres
• Kipling Knoll	Liberty	06 lots / 10.00 acres
• Zaghlool CAD	Liberty	03 lots / 14.889 acres
• Williams CAD	Trenton	02 lots / 07.99 acres

2.) ZONING MAP/TEXT AMENDMENTS

- JBeckner Construction LLC - Harlem. Twp. - 5.24 acres - PCD - Dvlpt. plan amndmt.
- Starfall LLC - Harlem Twp. - 5.299 acres from AR-1 to FR-1
- Glenn & Mary Morgan - Berkshire Twp. - 6.84 acres from A-1 to FR-1
- North Farms Dvlpt. LLC - Orange Twp. - 24.019 acres from SFPRD to MFPRD
- Roberta & Eddie Herd - Trenton Twp. - .5745 acres from FR to RR
- M/I Homes - Berlin Twp. - 62.7 acres - FR-1 to R3 with PRD overlay
- Shannon D & B LLC - Berkshire Twp. - 12.659 acres - A-1 to FR-1

3.) SUBDIVISION PROJECTS

Preliminary

	<u>Township</u>	<u>Lots/Acres</u>
• Piatt Preserve, Section 2	Berlin	22 lots / 20.6 acres
• Tanner CAD	Concord	04 lots / 08.70 acres
• Meyers Property CAD	Liberty	04 lots / 05.66 acres

- Consideration of Approval: Following the County’s Policy regarding COVID and Paid Admin leave (extended to May 1)

*Mr. Frommer made a motion to Approve following the County’s COVID-19 and Paid Administrative Leave Policy. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

- Director’s Report
  - 1.) **April meeting** – planning on updating last month’s pdf with updated information and new cases, including any necessary graphics. PDF will be e-mailed a day or two prior to the meeting. Document will be shared during the meeting, requiring only one program.
  - 2.) **Office** – the office remains closed to walk-in traffic. We’ve been able to work with applicants who need to drop-off and pick up items.
  - 3.) **Staff** – we maintain at least one person in the office during normal hours. We’ve been irregularly alternating days, but the office lends itself to separation. Liou, Miller, and Sanders can VPN from home and each already utilized laptops. We all signed the Telecommuting Policy and are adhering to the Paid Administrative Leave policy. Everyone and their families are currently not impacted by any illness.
  - 4.) **2020 Census** – Delaware County is doing well at 64.6% self-response – only Delaware and Medina have broken above 60%. This is mostly through internet response. Once the mail-in forms go out, this should continue to increase. Sent a reminder with the Annual Report to communities and continuing to work with other agencies to get the word out.
  - 5.) **Annual Report** – mailed to each community along with a copy of their **Community Profile**.
  - 6.) **GIS/Website initiatives** – Da-Wei has reformatted the **Township and Village zoning map** for improved functionality. PDFs can now be downloaded directly from the map as well as the page of the website.
    - **Also, all Zoning Maps** have been reformatted and are out to Zoning Inspectors to check and confirm any style and layout changes (zoning shapes were not changed!);
    - Da-Wei is also working on revising our **Development Activity map** that incorporates ESRI’s Community Analyst, incorporating additional demographic, income, workforce, commuting, and other data generalized from ESRI data;
    - Jonathan has been working on a **Sketch Plan** portal that agencies and applicants can access showing combined natural features with links to development plans;
    - Added new tables/bar charts for **Tax District** tables and **Land Valuation/Effective Tax Receipts** to the website;
    - Exploring ways to use Zoom to create “walk-through” videos for RPC processes and website features;

- Updating **Trails and Sidewalks** to coordinate with an ODNR initiative, proposed **Road Projects** layer based on DCEO’s recently road guide, and **Multi-Family** layer to add more data for analysis.
- 7.) Working on a major revision to the annual **Development Trends** report with narratives and layout.
  - 8.) **Harlem Comp Plan** – Jonathan working on full township survey stuffing/ mailing;
  - 9.) **Participated in virtual meetings:**
    - **US 23 Branding initial findings** – 3/18 and **Brand Concepts** meeting – 4/21;
    - **US Census news briefing and updated timelines** – 3/20;
    - **(Jonathan) – Central Ohio Greenways Forum** – 3/31;
    - **Byxbe Campus office space furnishings** – 3/31;
    - **MORPC Transportation Advisory Committee** - 4/1;
    - **Monthly Development Meeting** – 4/9;
    - **Orange overlay public open house** – 4/9;
    - **Various COVID-19-related meetings** by the County, MORPC, and other sources
  - 10.) **American Planning Association National Conference** will be fully online this year from April 29-May 1 (Houston event cancelled) so Jonathan and I will both register.
  - 11.) The following items are typical functions of the office, but included to indicate the level of current activity:
    - **Draft Final Plats reviewed for conformance** – 7
    - **Questions/discussions on future projects** – 8
    - **Lot Splits** – 4 ; **Transfers** – 3
    - **2 Map orders**
    - **Discussion with other agencies regarding electronic submissions versus paper/mylar**
    - **New combined overlay maps and other materials to Berkshire Twp.**
4. **Old Business** (*none*)
  5. **Other Business** (*none*)
  6. **Personnel** (*none*)
  7. **Adjourn**

*Having no further business, Mr. Frommer made a motion to adjourn the meeting at 9:53 a.m. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

The next regular Executive Committee meeting will be Wednesday, May 20, 2020 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 (Final Plats)

30-18.2          Northlake Preserve, Section 2 – Berkshire Twp. - 35 lots / 08.837 acres

### Conditions

**Applicant:** M/I Homes  
**Subdivision Type:** Single Family Residential  
**Location:** North of Fourwinds Drive, west of I-71  
**Zoned:** Planned Mixed Use District (PMUD)  
**Preliminary Approval:** 11/29/18  
**Utilities:** Del-Co Water, central sanitary sewer  
**School District:** Olentangy  
**Engineer:** EMH & T

### Staff Comments

Northlake Preserve is a 211-lot single-family subdivision with frontage on the east side of the Fourwinds Drive north extension and north of Northlake Woods. Section 2 includes 35 residential lots and the extension of two streets. Otter Tail Drive enters from an existing stub from the south and forms an intersection with Holbrook Drive. Holbrook extends to an existing stub as well, and provides frontage for most of the lots. Lots are generally 59'-65' wide by 125'-130' deep, and sidewalks are provided on both sides of the streets. This plat does not create any open space.

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 Northlake Preserve, Section 2 to the DCRPC.

### Commission / Public Comments

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

---

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

**Conditions**

**Applicant:** Rankin Homes Inc.  
**Subdivision Type:** Single Family Residential, Common Access Driveway  
**Location:** West side of Liberty Rd., south of Bean-Oller Rd.  
**Zoned:** Farm Residential (FR-1)  
**Preliminary Approval:** 11/29/18  
**Utilities:** Del-Co Water, private on-lot treatment systems  
**School District:** Olentangy  
**Engineer:** Plan 4 Land

**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.

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 **Kipling Knoll Subdivision** to the DCRPC.

**Commission / Public Comments**

*Miss Boni made a motion for Final Approval of Kipling Knoll. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

---

24-19            **Zaghlool CAD – Liberty Twp. - 03 lots / 14.889 acres**

**Conditions**

**Applicant:** Heather and David Zaghlool  
**Subdivision Type:** Single Family Residential, Common Access Driveway  
**Location:** South side of Ford Rd., west of Sawmill Parkway  
**Zoned:** Farm Residential (FR-1)  
**Preliminary Approval:** 09/26/19  
**Utilities:** Del-Co Water, private on-lot treatment systems  
**School District:** Olentangy  
**Engineer:** Plan 4 Land

**Staff Comments**

Zaghlool CAD is a Common Access Driveway subdivision located on the south side of Ford Road, about

2,600 feet west of Sawmill Parkway. The original parcel is a flag lot with 60' of frontage onto Ford Road. The CAD extends approximately 710' with one pull-off/passing area provided at about 350 feet from the roadway. The lot sizes served by the CAD are 9.91 acres (with 1.02 acres in the CAD), 3.53 acres, and 1.05 acres.

The applicant was granted a variance regarding the pavement width of the CAD so that the existing drive could be utilized. Staff supported approval of the requested variance, on the condition that an item is included in the Common Access Drive Maintenance Agreement which requires the CAD be constructed to a width of 12 feet within 30 days of the final home's certificate of occupancy.

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 Zaghlool CAD to the DCRPC.

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

*Miss Boni made a motion for Final Approval of Zaghlool CAD. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

---

21-19 Williams CAD - Trenton Twp. - 02 lots / 07.99 acres

#### **Conditions**

**Applicant:** Richard and Susan Williams  
**Subdivision Type:** Single Family Residential, Common Access Driveway  
**Location:** East side of Dent Rd., north of SR 37 East  
**Zoned:** Farm Residential (FR-1)  
**Preliminary Approval:** 07/25/19  
**Utilities:** Del-Co Water, private on-lot treatment systems  
**School District:** Big Walnut  
**Engineer:** Plan 4 Land

#### **Staff Comments**

This application is for a Final Plat CAD subdivision. Located in Trenton Township, on the east side of Dent Road just north of State Route (SR) 37. The CAD extends east from Dent Road with the driveway for the second lot extending south at around 350 feet from Dent Road. The new lot will be 4.27 acres, while the existing residence which contains the 0.83-acre CAD and associated easement is located on 3.71 acres.

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.

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 Williams CAD to the DCRPC.

**Commission / Public Comments**

*Miss Boni made a motion for Final Approval of Williams CAD. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

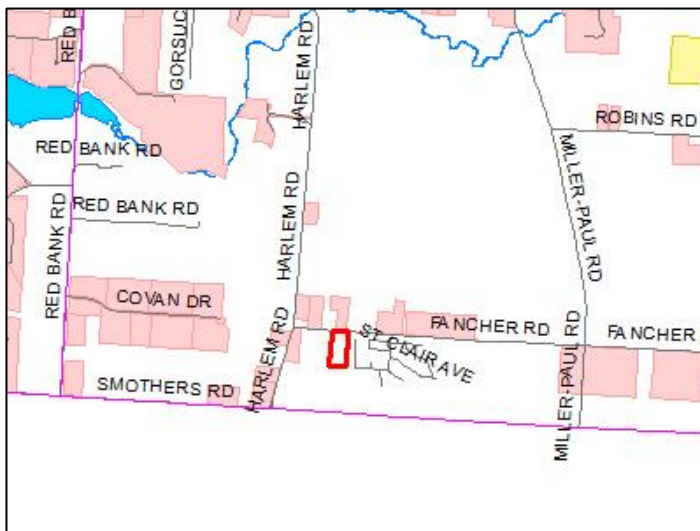
---

**ZONING MAP/TEXT AMENDMENTS**

05-20 ZON      J Beckner Construction LLC – Harlem. Twp. – 5.24 acres – PCD – Dvlpt. plan amndmt.

**Request**

Applicant J Beckner Construction, LLC, is seeking an amendment to the current Planned Commercial District.



**Conditions**

- Location:** South side of Fancher Rd., east of Harlem Rd.
- Present Zoning:** Planned Commercial District (PCD)
- Proposed Zoning:** Planned Commercial District (PCD)
- Present Use(s):** Two commercial building structures
- Proposed Use(s):** addition to one commercial structure
- School District:** Big Walnut Local School District
- Utilities Available:** Del-Co Water and private on-lot treatment systems
- Critical Resources:** none
- Soils:** BeB

**Introduction**

The application proposes an amendment to the development plan under the current zoning district in order to

construct a 2,160 square foot addition to one of the existing structures on the property. The proposed addition will not affect the properties usage or hours, but will result in the construction of an asphalt and concrete drive, parking lot, and detention basin.

**Comprehensive Plan**

Harlem Township’s 2007 Comprehensive Plan indicates this area would be developed at higher intensities in an effort to address potential annexation efforts. As an amendment to an existing use, the proposal complies with Comprehensive Plan recommendations and potentially increases the tax value of the site.

**Issues**

**Sanitary Treatment:** The increased usage may provide a challenge for existing septic systems. Connection to sanitary sewer should occur when feasible.

**Divergences**

No divergences are requested.

**Staff Recommendations**

Staff recommends **Approval** of the rezoning request by J Beckner Construction, LLC from PCD to PCD to the DCRPC, Harlem Twp. Zoning Commission and Harlem Twp. Trustees.

**Commission / Public Comments**

No one was present to represent the applicant.

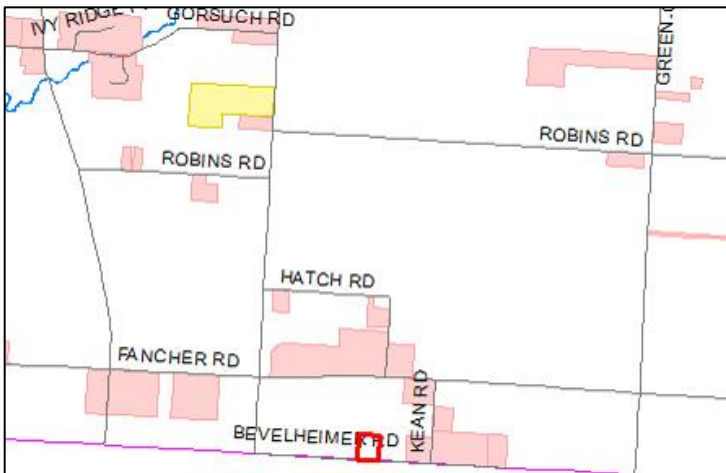
***Mr. Vidor made a motion to recommend Approval of the rezoning request by J Beckner Construction LLC. Mr. Lamb seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

-----

**06-20 ZON      Starfall LLC – Harlem Twp. – 5.299 acres from AR-1 to FR-1**

**Request**

The applicant, Starfall LLC, is requesting a 5.299-acre rezoning from AR-1 to FR-1 to allow the lot to be split into two residential lots.



**Conditions**

**Location:** North side of Bevelheimer Rd., east 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:** 5-acre minimum lot size

**Proposed Density:** 2-acre minimum lot size

**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, CeB

**Introduction**

The applicant is proposing to rezone the 5.299 gross acre property from AR-1 to FR-1 to facilitate a lot split. The subject property has about 429 feet of frontage onto Bevelheimer Road and is bounded on both the east and west sides by flag lots. Harlem Township’s Zoning Resolution requires a 5-acre minimum in the AR-1 zoning classification, while the FR-1 zoning classification requires a 2-acre minimum. Rezoning to FR-1 would allow the property to be split into 2 lots. Each lot should include the required amount of frontage to avoid back-to-back flag lots.

**Comprehensive Plan**

Harlem Township’s 2007 Comprehensive Plan indicates this area would be a good location to permit higher densities and/or more intense uses to help relieve potential annexation pressures. The proposed 2-acre minimum is in line with the Comprehensive Plan recommendations for property absent sewer connections.

**Issues**

**Sanitary Treatment:** The utilization of septic systems is necessary due to the lack of sewer capabilities in the area, however, connections to sewer facilities should be required when they become available.

After rezoning, the applicant would file a No Plat lot split which would be reviewed by all required agencies before approval. The Health District will approve conceptual plans for treatment.

**Staff Recommendations**

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

**Commission / Public Comments**

No one was present to represent the applicant.

*Mr. Lamb made a motion to recommend Approval of the rezoning request by Starfall LLC. Mr. Loveless seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

---

07-20 ZON    Glenn & Mary Morgan – Berkshire Twp. – 6.84 acres from A-1 to FR-1

**Request**

The applicants, Glenn and Mary Morgan, are requesting a 6.84-acre rezoning from A-1 to FR-1 to allow the lot to be split into two residential lots.



**Conditions**

- Location:** 1930 Blayne Rd.
- Present Zoning:** Agricultural Residential (A-1)
- Proposed Zoning:** Farm Residential (FR-1)
- Present Use(s):** One single-family house
- Proposed Use(s):** Two single-family house lots
- Existing Density:** 5-acre minimum lot size

**Proposed Density:** 2-acre minimum lot size  
**School District:** Big Walnut Local School District  
**Utilities Available:** Del-Co Water and private on-lot treatment systems  
**Critical Resources:** wetland  
**Soils:** CaB, CaC2, PwA

### Introduction

The applicant is proposing to rezone the 6.84 gross acre property from A-1 to FR-1 to facilitate a lot split. The subject property has about 425 feet of frontage onto Blayne Road and is bounded on both the east and west sides by flag lots. Berkshire Township's Zoning Resolution requires a 5-acre minimum in the A-1 zoning classification, while the FR-1 zoning classification requires a 1.95-acre minimum. Rezoning to FR-1 would allow the property to be split into 2 lots, as presented.

### Comprehensive Plan

Berkshire Township's 2017 Comprehensive Plan indicates this area is located in Sub Area 8, immediately adjacent to Sub Area 4. This Sub Area recommends that residential properties are developed as single-family residential with 1-acre lot sizes, well below the proposed acreages.

### Issues

**Sanitary Treatment:** Septic is acceptable considering the absence of sanitary sewer capabilities. The lot split process will require a sanitary easement for future access to sanitary sewer, should it become available.

After rezoning, the applicant would file a No Plat lot split which would be reviewed by all required agencies before approval. The Health District will approve conceptual plans for treatment.

**Access:** The submitted plan shows both properties utilizing separate access points. Staff recommends a shared access point.

### Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Glenn and Mary Morgan from A-1 to FR-1 to the DCRPC, Berkshire Twp. Zoning Commission and Berkshire Twp. Trustees, *subject to:*

- 1.) Utilization of a shared access point (SAP), a single access.

### Commission / Public Comments

No one was present to represent the applicant.

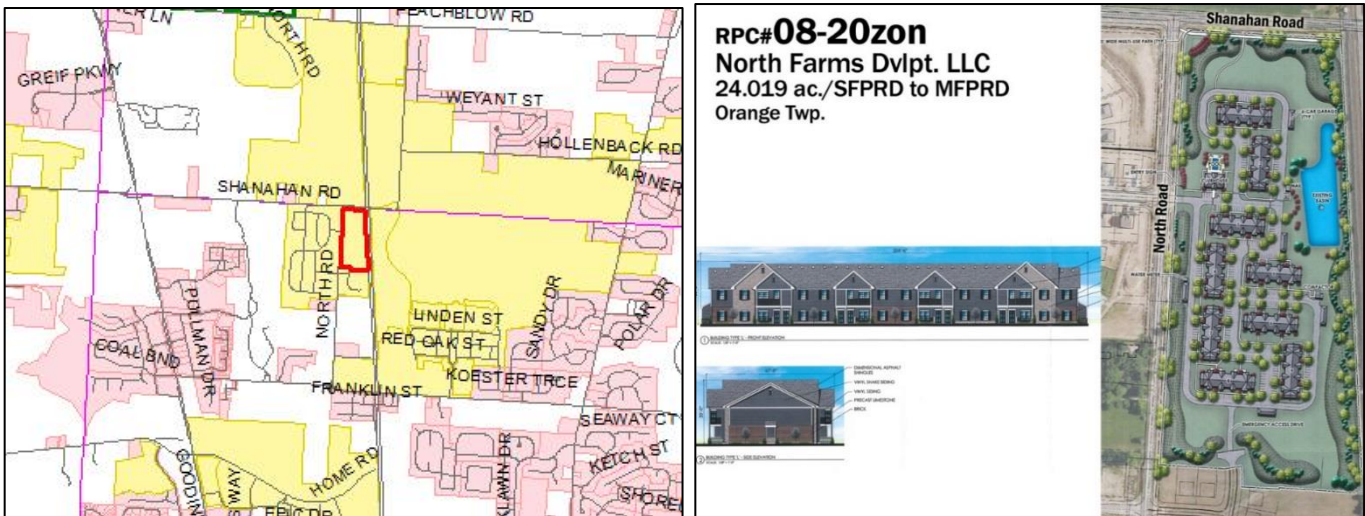
***Mr. Loveless made a motion to recommend Conditional Approval of the rezoning request by Glenn and Mary Morgan, subject to the staff recommendation. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

---

**08-20 ZON North Farms Dvlpt. LLC – Orange Twp. – 24.019 acres from SFPRD to MFPRD**

**Request**

The applicant, North Farms Dvlpt. LLC, is requesting a 24.019-acre rezoning from SFPRD to MFPRD for the development of The Reserve at North Farms, a 144 multi-family unit development. The rezoning is also an amendment to the current SFPRD zoning district approved by the township in December, 2013.



**Conditions**

**Location:** south side of Shanahan Rd., east of North Rd.

**Present Zoning:** Single Family Planned Residential District (SFPRD)

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

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

**Proposed Use(s):** 144-unit multi-family development

**Existing Density:** 2 du / acre

**Proposed Density:** 5.99 +/- du /acre

**School District:** Olentangy

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

**Critical Resources:** none

**Soils:** BoA, PwA, GwB

**Introduction**

The request is to rezone 24.019 acres from SFPRD to MFPRD to allow the development of 144 multi-family housing units. The area under consideration is the undeveloped portion of the North Farms subdivision, which was originally approved for 248 lots on 124.9 acres. The final two sections of this subdivision have not been built or platted, but if completed could include 43 lots as well as passive open space areas.

The development is proposed to contain 9 structures, each with 16 units. Half of these units are proposed to be 2-bedroom units (1,097 to 1,101 square feet each), with the other half being 3-bedroom units (1,361 square feet). The proposed development gains access from a single point on North Road, in alignment with the entrance to existing sections of North Farms (Farnham Street) and including an emergency access to the south.

**Process**

Staff is concerned about imposing a new Multi-Family Planned District upon the remaining sections of an

existing Single-Family Planned District and believes this is also an amendment to the existing district, bringing into question the standing of the current residents. Related, the current residents within North Farms had a reasonable expectation that the remainder of the subdivision would be built as planned and should be provided significant input in whether this change should be approved.

Additionally, multi-family uses within this vicinity are limited to multi-unit condos closer to US 23 with impacts from the high school stadium, existing single-unit condos behind the Kroger Marketplace center, and future Evans Farm townhomes and live/work units, which are designed to be walkable and integrated into other uses. This standalone apartment community is out of character with the current and future development in the area.

### **Comprehensive Plan**

Orange Township's 2010 Comprehensive Plan indicates this area would be residential in nature with densities of 2 units per acre when sanitary sewer is available, as in this particular case. The Comprehensive Plan does not, however, provide any recommendations or mentions multi-family uses in this Subarea (Subarea 13).

### **Issues**

**Traffic and access:** 144 multi-family units should have more than a single access point. An additional access point onto North Road, or an extension of Hibbing Lane from North Farms, Section 9, should be included to improve circulation. The traffic study indicates that no additional improvements are required beyond the work that was done as part of the North Farms development. However, there will be an increase in traffic since the remaining 43 lots would generate roughly 430 trips per day (10 trip ends per day) while the 144 units will generate 864 trips per day (6 trip ends per day).

**Open Space / Health:** There is not much *useable* open space included in the proposal. The open space acreage proposed is predominantly occupied by detention/retention basins and mounding. With 144 units, more outdoor useable open space should be included, in addition to a multi-use path along North Road.

**Density:** The submitted proposal has a gross density of 5.995 units per acre – substantially higher than the 2 units per acre recommendation for single-family homes recommended in the Comprehensive Plan. This density is also 50% greater than the density permitted in the Orange Township Zoning Resolution for the proposed zoning classification, and doubles the density of the existing zoning classification. Additionally, those densities are concentrated within structures such that the maximum number of dwelling units on one acre also exceeds the amount permitted in the requested zoning by at least 100%, potentially more depending on how the acre is oriented and measured. While it is true that the overall student generation will be significantly lower per unit, other impacts are increased, including traffic as noted.

### **Divergences**

Three divergences are requested:

1. A divergence from Section 11.07(a) to increase the permitted density in the Zoning Resolution from 4 units per acre to 5.99 units per acre.

**Staff Comment:** *The requested divergence is excessive in that it would increase the maximum density in the Zoning Resolution. Compounding the nature of the request is that multi-family uses are not recommended in this Subarea, and single-family uses are recommended at a density of 2 units per acre. Considering the recommended density, the requested density is 200% over the recommended density.*

2. A divergence from Section 11.07(b) to increase the permitted number of units on any single acre from 8 to permit the proposed number of units and structure configuration.

**Staff Comment:** *The requested divergence is excessive in that it would increase the permitted number of units on a single acre by a minimum of 100% as a single structure contains 16 units, possibly more depending on how the acre is oriented and measured. Section 11.07(b) exists to ensure that units are not inordinately overloaded to one portion of a development and provide space between units, as well as avoid the construction of large multi-unit structures such as the building type proposed.*

3. A divergence from Section 21.01(e)(3) to decrease the number of required parking units from 3 spaces per unit to 2 spaces per unit.

**Staff Comment:** *The requested divergence is reasonable provided that visitor parking is provided. A few extra parking spaces are included around the clubhouse, but some additional general visitor spaces would benefit the development and future residents.*

### **Staff Recommendations**

Staff recommends **Denial** of the rezoning request by North Farms Dvlpt. LLC from SFPRD to MFPRD to the DCRPC, Orange Twp. Zoning Commission and Orange Twp. Trustees, based on impacts to existing residents, requested divergences, and non-conformance with the Comprehensive Plan.

If the Commission wanted to consider a **Conditional Approval**, staff recommends the recommendation be subject to:

1. Clarification that this is a Rezoning application as well as an Amendment to an existing SFPRD zoning district;
2. Consider a building type with fewer units per building, creating a better transition from single-family and distributing the units so that fewer are located on any single acre;
3. Consider fewer three-bedroom units which will further reduce the impact to schools and traffic; and
4. Ensure there is sufficient parking for visitors if the parking divergence is approved.

### **Commission / Public Comments**

Mr. Joe Thomas, Metro Development, was present to represent the applicant. He commented that the project was originally approved in November 2013 for 248 single family lots on 124 acres. Sewer was extended from the high school to provide service for this development and the surrounding area. The railroad has been an impediment for completing the project. The Jennings Sports Park with its 70' light poles and ball field activities has added to this. The proposal is for 9 residential buildings of 2 and 3 bedrooms, open space of 14.13 acres, a mail kiosk, pool, and clubhouse. The 2 bedroom units would rent for \$1225-\$1250/mo. And the 3 bedroom units would rent for \$1550-\$1575/mo.

In response to the staff recommendations, the applicant provided the following:

1. Clarification that this is a Rezoning application as well as an Amendment to an existing SFPRD zoning district: *Letter attached: PDF "North Farms LLC Rezoning Clarification Ltr to DCRP"*
2. Consider a building type with fewer units per building, creating a better transition from single-family and distributing the units so that fewer are located on any single acre:

*The design of the buildings selected for this community are architecturally designed to provide a low profile and*



great exterior detail that presents itself as a residential home. The location of each building was thoroughly reviewed to place each building at a great distance from the existing single family homes to respect our neighbors, to include mounding and tree plantings that completely buffer our community. The proposed community also offers an additional buffer for the existing community to block the Rail Road Crossing Noise as well as the Jennings Park impact on North Farms. Applicant will reduce the number of three bedroom units and will substitute the reduce number of three-bedroom with one bedroom units will additionally reduce the scale of several buildings which will continue to meet the request of the residential scale for the development.. Applicant will modify site plan to spread units out more including open areas between buildings and reducing the units per individual acre

3. Consider fewer three-bedroom units which will further reduce the impact to schools and traffic:

Applicant has worked with Olentangy Schools(See attached letter) and The Delaware County Engineer (See attached approved Traffic Access Study) in the original design of this community to ensure that this proposed community will not negatively impact the schools or area traffic. The Applicants proposal will have a positive impact on school funding as well as a reduction in school age children compared to the originally proposed 43 single family homes. The Applicant as part of the original development improved North Road as well as Shanahan Road, which our traffic engineer and Delaware County Engineers office determine to be the same improvements necessary for the proposed development. The proposed traffic impact in the area needs to be analyzed not on a trips per day, but look at the true impact of the traffic during the traffic peak hours. Single Family Homes greatly increase traffic during the peak hours of traffic congestion. However this proposed use does not have the same traffic loads on the Peak Hours congestion, residents in the proposed community do not exit and enter the community at the traditional Peak Hours, which has a less impact on the area traffic. However, in efforts to work with DCRP the Applicant will include 16 1-bedroom units, reducing the three bedroom unit count to 56 total.

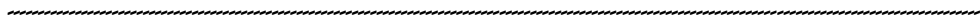
4. Ensure there is sufficient parking for visitors if the parking divergence is approved:

Applicant has been an owner and operator of many similar communities in central Ohio for the past 50+ years, we have extensively analyzed and researched, and continue to do the same of our residents parking demands. We have determined the required ratio of parking to be 1.5 spaces per home. We determined due to location of this particular community that 2 spaces per unit would offer ample parking for our residents as well as guest parking throughout the community. However in efforts to with work with DCRP we will be reducing the number of 3 bedroom units which will offer additional parking for resident's guest to the community. Also, the applicant will include 3 more spaces at the clubhouse for additional increase in guest parking.

Chairman Stites stated that since the development was marketed as single family and is  $\frac{3}{4}$  of the way developed, has the applicant contacted the current home owners for their opinions? Mr. Thomas stated that there have been discussions with property owners and there has been one hearing so far in Orange Township. He noted they would continue to work with the residents in efforts to get their support.

Ms. Noble asked if the apartments would be paying into the HOA. Mr. Thomas stated that they would be a part of the HOA. Payments would probably be made in an annual lump sum.

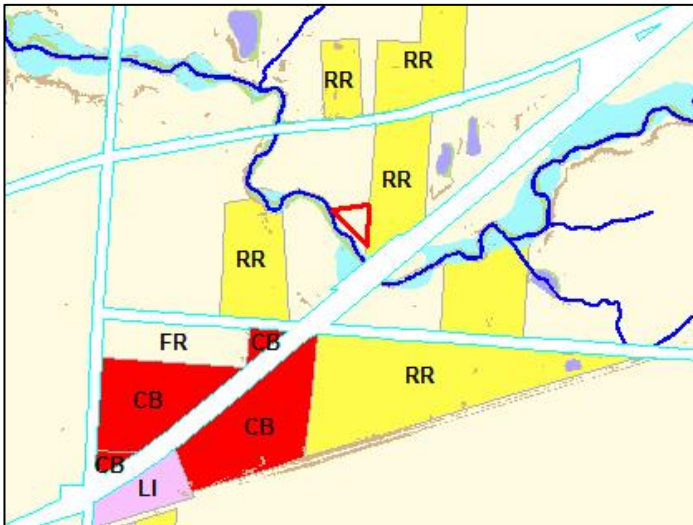
**Mr. Lamb made a motion to recommend Conditional Approval of the rezoning by North Farms Dvlpt. LLC, subject to staff recommendations #1-4. Mr. Boyzel seconded the motion. VOTE: Majority For, 3 Opposed (Brown, Concord and Kingston Twp.'s), 1 Abstained (Orange Twp.). Motion carried.**



09-20 ZON Roberta & Eddie Herd – Trenton Twp. – 5.01 acres from FR to RR

**Request**

The applicants, Roberta and Eddie Herd, are requesting a 5.01-acre rezoning from FR to RR to allow an adjacent property transfer.



**Conditions**

- Location:** 4030 State Route 3
- Present Zoning:** Farm Residential (FR)
- Proposed Zoning:** Rural Residential (RR)
- Present Use(s):** One single-family house on 5.01 acres
- Proposed Use(s):** One single-family house on 4.44 acres
- Existing Density:** 5-acre minimum lot size
- Proposed Density:** 3-acre minimum lot size
- School District:** Big Walnut Local School District
- Utilities Available:** Del-Co Water and private on-lot treatment systems
- Critical Resources:** stream/drainage course, wetland
- Soils:** CeB, CeC2, LsA, SnA

**Introduction**

The applicant is requesting to rezone a 5.01-acre parcel from FR to RR to facilitate an adjacent property transfer. The subject property is located at the northwest corner of State Route 3 and Meredith State Road, and is divided by Perfect Creek. Rezoning this acreage will allow a 0.5745-acre portion of the property (the section separated from the rest of the property by Perfect Creek) to be transferred to the neighboring property to the north along State Route 3, thus reducing the existing lot below the 5-acre minimum under the current zoning.

**Comprehensive Plan**

Trenton Township’s 2004 Comprehensive Plan indicates this area would be residential with minimum lot sizes of 3 acres for Rural Residential (RR) properties. In this particular instance, however, no additional sites are being constructed, and no land uses are being altered.

**Staff Recommendations**

Staff recommends **Approval** of the rezoning request by Roberta and Eddie Herd from FR to RR to the DCRPC, Trenton Twp. Zoning Commission and Trenton Twp. Trustees.

**Commission / Public Comments**

No one was present to represent the applicant.

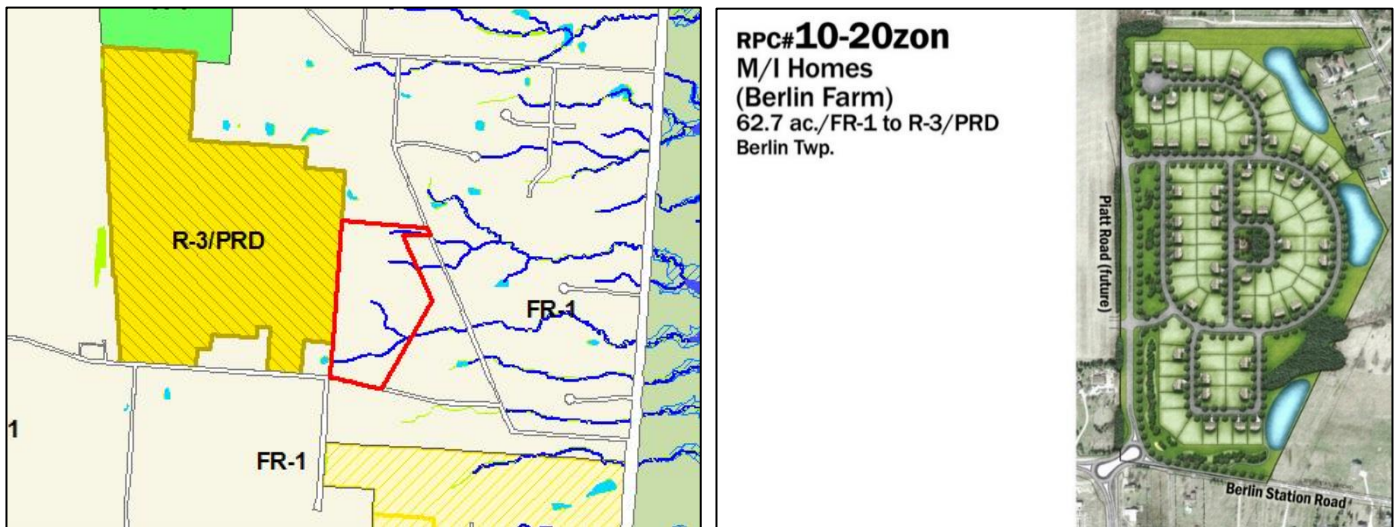
*Ms. Noble made a motion to recommend Approval of the rezoning request by Roberta and Eddie Herd. Mrs. Kuba seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Trenton Twp.). Motion carried.*

---

10-20 ZON      M/I Homes – Berlin Twp. – 62.7 acres – FR-1 to R3 with PRD overlay

**Request**

The applicant, M/I Homes, is requesting a 62.7-acre rezoning from FR-1 to R-3 with PRD overlay for the development of Berlin Farms Subdivision.



**Conditions**

**Location:** North side of Berlin Station Rd., west of Dale Ford Rd., east side of Piatt Rd extension

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

**Proposed Zoning:** R-3 with PRD overlay

**Present Use(s):** Vacant

**Proposed Use(s):** 91 single-family house lots

**Existing Density:** 1 acre minimum lot size

**Proposed Density:** 1.85 du / net developable acre (1.45 du / gross acre)

**School District:** Olentangy

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

**Critical Resources:** Streams/drainage

**Soils:** BoA, BoB, GwB, and PwA

### **Introduction**

This application is a proposal to rezone a 62.7-acre parcel from FR-1 to R-3/PRD to allow for the development of the property as a 91 lot, single-family subdivision. The existing zoning requires a minimum lot size of 1 acre, while the proposed zoning allows a development density of up to 1.85 units per acre, and a minimum lot size of 0.25 acres (10,890 square feet).

The development plan submitted with the rezoning request shows the development gaining access from two points on the future extension of Piatt Road which is currently under design and will be built in conjunction with Longhill Farms to the west and this development. As part of that extension, an oblong roundabout will be built, impacted by existing lot constraints. Interior circulation is achieved through three loop roads and a cul-de-sac. The minimum lot size presented in the application is 12,000 square feet (above the minimum required), and open space accounts for 30.6% (19.2 acres) of the property – well above the 20% required by the Berlin Township Zoning Resolution.

### **Comprehensive Plan**

Berlin Township's 2010 Comprehensive Plan indicates this area should be residential, developing either as large-lot (2-acre) single-family residences or Planned Residential Development at a density of 1.25 units per net developable acre if sewer is available – lower than the proposed density of Berlin Farms.

### **Issues**

**Density:** The proposal for 91 single-family residences exceeds the recommended 1.25 units per net developable acre in the Comprehensive Plan. However, the proposed density as designed, may be suitable based on the parcel's adjacency to Subarea 4a, which recommends densities of 1.85 units per net developable acre and transitions from the Longhill Farms development to the west to the large-lot residences to the east. Additionally, staff understands this development will be responsible for partial funding or building of the extension of Piatt Road as an arterial project. For these reasons, it is reasonable to approve this density if the existing homeowners to the east can be protected with appropriate buffering and/or mounding. The proposed locations of detention basins suggest that it may be difficult to achieve such buffering.

**Traffic and access:** The proposal for 91 single-family residences utilizes two access points, both onto the future Piatt Road extension. The two access points are separated by 800 feet. *[comments updated after additional information was provided by the applicant]*

**Signage/Lighting:** The proposed development signage at the roundabout of the future Piatt Road extension and Berlin Station Road contains two carriage lights on stone columns which face the roundabout. A divergence is requested from the lighting standards to install these lights. Staff recommends continuing to work with the Township to minimize potential impacts to vehicles by lighting. *[comments updated after additional information was provided by the applicant]*

**Multi-Use Paths:** A multi-use path is proposed along the future Piatt Road extension and Berlin Station Road. The proposed path, however, curves and loops back into the development on the east end of the property's frontage along Berlin Station Road and terminates before the end of the property along the future Piatt Road extension. The path should be extended and stubbed into the neighboring property on Berlin Station Road, and split and extended north and east along the remaining west and north property frontage. Ideally, the path

will loop again to connect into the sidewalk network or multi-use path along Berlin Station Road to create a complete network.

### Divergences

Four divergences are requested:

1. A divergence is requested from Section 11.08(Q), and Section 9.06(F), to reduce the side-yard setback from 12.5 feet to accommodate eaves, overhangs, bay windows, and fences.  
*Staff Comment:* Typically, eaves, overhangs, and fences are not structures which apply to setback regulations, so Staff is not opposed to supporting the divergence in theory. Staff prefers and would support a divergence which exempts eaves, overhangs, bay windows, and fences from the 12.5-foot setback requirement, as opposed to a blanket reduction which opens the possibilities of other structures encroaching in this side yard setback area like sheds, air-conditioning units, etc.
2. A divergence is requested from Section 11.08(S), and subsequently Section 9.06(B), to modify the lot frontage requirement to use the minimum building setback line to assess the 80-foot frontage requirement as opposed to the linear road frontage for lots on curved roads and cul-de-sacs.  
*Staff Comment:* Staff is in favor of supporting this divergence. Most zoning codes contain a clarifier which permits measuring frontage in this manner for cul-de-sac lots and lots on curved roads.
3. A divergence is requested from Section 11.08(CC) to allow signs not covered by Article 25 of the Berlin Township Zoning Resolution, such as Open House, Model Home, and Information Center signs.  
*Staff Comment:* Staff is in favor of this divergence as well. It could be argued that the proposed signs act as quasi-directional signs (directional signs are not regulated under Article 25).
4. A divergence is requested from Section 11.08(EE) to permit two carriage lights on the entry feature at the northeast corner of Piatt Road and Berlin Station Road.  
*Staff Comment:* Staff has concerns about lights at this location based on the orientation towards a non-traditional roundabout. Lights at this location, particularly based on their shielding and brightness, may be reasonable provided a lighting diagram is presented which shows that the lights will not result in decreased safety or present a hazard to motorists at this location.

### Staff Recommendations

Staff recommends Conditional Approval of the rezoning request by M/I Homes from FR-1 to R3 with PRD overlay to the DCRPC, Berlin Twp. Zoning Commission and Berlin Twp. Trustees, subject to:

- 1.) Approval of a divergence for side-yard setbacks exempting eaves, overhangs, bay windows, and fences from the 12.5-foot side yard setback requirement rather than allowing a reduced setback;
- 2.) Approval of a divergence which permits using the minimum building setback line to measure road frontage on curved roads and the bulbs of cul-de-sacs;
- 3.) Approval of the requested divergence #3 above (directional signs);
- 4.) Approval of the requested divergence #4 above, subject to the submission of exhibits which prove that the request will not adversely affect motorists;
- 5.) Expansion of the multi-use trail network to include stubs and improved routing/connections as outlined within the report; and
- 6.) Continued discussion of additional buffering provided to the existing homes to the east to achieve a better

transition between this development and those homes.

**Commission / Public Comments**

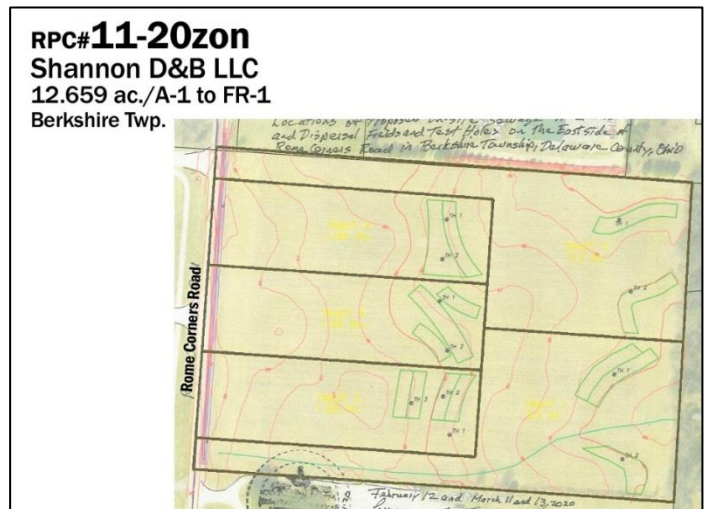
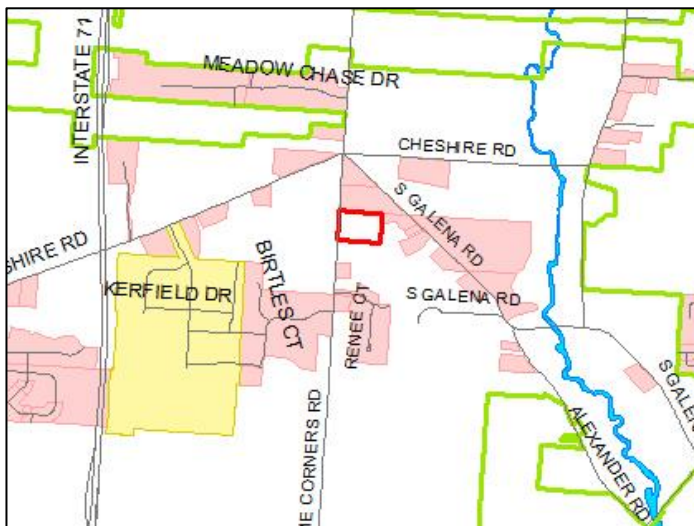
Mr. Jeff Strung with EMH & T was present to represent the applicant.

*Ms. Noble made a motion to recommend Conditional Approval of the rezoning request by M/I Homes, subject to staff recommendations #1-6. Mrs. Kuba seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berlin Twp). Motion carried.*

11-20 ZON      Shannon D & B LLC - Berkshire Twp. - 12.659 acres - A-1 to FR-1

**Request**

The applicant, Shannon D & B LLC, is requesting a 12.659-acre rezoning from A-1 to FR-1 to allow the lot to be split into 5 residential lots.



**Conditions**

**Location:** East side of Rome Corners Rd., south of S. Galena Rd.

**Present Zoning:** Agricultural (A-1)

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

**Present Use(s):** Vacant

**Proposed Use(s):** five single-family house lots

**Existing Density:** 1 du / 5 acres

**Proposed Density:** 1 du / 1.95 acres

**School District:** Big Walnut Local School District

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

**Critical Resources:** none

**Soils:** BeA, CaB, PwA

**Introduction**

The applicant is proposing to rezone the 12.659-acre parcel from A-1 (Agricultural District) to FR-1 (Farm Residential) in order to divide the parcel into 5 buildable, single-family lots. As a straight zoning district, there

is no requirement that a Development Plan be submitted. However, the applicant has provided information related to soil testing which includes a proposed layout.

The five proposed lots, ranging in size from 1.99 acres to 3.3 acres, appear to gain access through individual driveways. Two 3.3-acre facing flag lots are proposed on the northern- and southern-most boundaries of the parcel. These two flag lots will create the north, south, and eastern boundaries of the three 1.99-acre inner lots. While no dimensions were provided, the two flag lots must have a minimum of 60 feet of frontage, which will require the three inner lots to have 160 feet of frontage. All five of the proposed lots are in conformity with the Berkshire Township Zoning Code.

### **Comprehensive Plan**

Berkshire Township's 2017 Comprehensive Plan indicates that the subject property, located in Sub Area 10, should be residentially developed with a minimum lot size of 1.95 acres when utilizing on-site treatment systems. The subject proposal is in agreement with the recommendations of the Berkshire Township Comprehensive Plan.

### **Issues**

**Traffic and access:** The subject parcel is located near a rapidly growing area and directly across from the Berkshire Township Hall and service facility. As such, the applicant, if dividing the parcel into 5 buildable lots, should combine driveways as much as possible. Based on the surrounding uses, a Common Access Driveway subdivision would provide the best configuration for 5 lots while limiting access points. Staff strongly recommends that the applicant work with our office and the County Engineer's office on developing a plan to construct a Common Access Driveway.

### **Divergences**

No divergences are requested in the application.

### **Staff Recommendations**

Staff recommends **Conditional Approval** of the rezoning request by Shannon D & B LLC from A-1 to FR-1 to the DCRPC, Berkshire Twp. Zoning Commission and Berkshire Twp. Trustees, subject to:

1. Combining driveway access points as much as possible, ideally as a Common Access Driveway subdivision to serve all five lots.

### **Commission / Public Comments**

No one was present to represent the applicant.

**Mr. Merrell made a motion to recommend Conditional Approval of the rezoning request by Shannon D & B LLC, subject to staff recommendations. Mr. Lamb seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.**

---

## SUBDIVISION PROJECTS

### Preliminary

28-19.2 Piatt Preserve, Section 2 – Berlin Twp. - 22 lots / 20.6 acres

### Conditions

**Applicant:** Westport Homes

**Subdivision Type:** Planned Residential Community

**Location:** East side of Piatt Rd., north of Cheshire Rd.

**Current Land Use:** Vacant

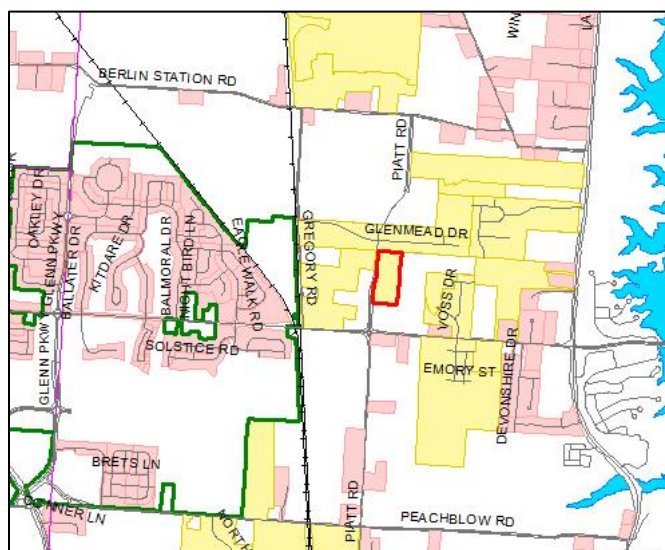
**Zoned:** R-2 with PRD overlay

**Zoning Approval:** 01/23/17

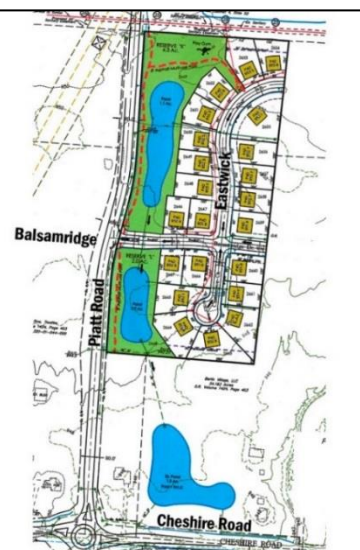
**Utilities:** Del-Co water and central sanitary sewer

**School District:** Olentangy

**Engineer:** Watcon



**RPC#28-19.2**  
**Piatt Preserve Section 2**  
22 lots/20.6 acres  
Berlin Twp.



### Staff Comments

Piatt Preserve was originally a 104-lot single-family subdivision which received preliminary approval at the November 21, 2019 RPC Meeting. This request is to break the original approval into two separate projects so they can be aligned with the County Engineer’s review processes and drainage policies. This area will be titled “Piatt Preserve” Section 2 and consists of 22 single-family lots on the east side of Piatt Road, north of Cheshire Road.

Primary access to this section will be through Balsamridge Drive, extending east from Piatt Road. That access will continue through this section into the Berlin Manor subdivision. Another street within this section extends north and curves east to connect with another street, also in the Berlin Manor subdivision as well. These two streets, along with a cul-de-sac, provide all of the frontage for the 22 proposed lots. The average lot size is about 15,000 square feet (0.344 acres).

Open space in this section occupies 6.3 acres, or 31% of the gross area of the development. The open space



is accumulated entirely along the western boundary of the development, buffering the subdivision from Piatt Road. A multi-use path is planned along the entirety of Piatt Road and connects to the sidewalks of the development with a playground on the northern end.

**Staff Recommendation**

Staff recommends *Preliminary Approval* of **Piatt Preserve, Section 2** to the DCRPC.

**Commission / Public Comments**

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

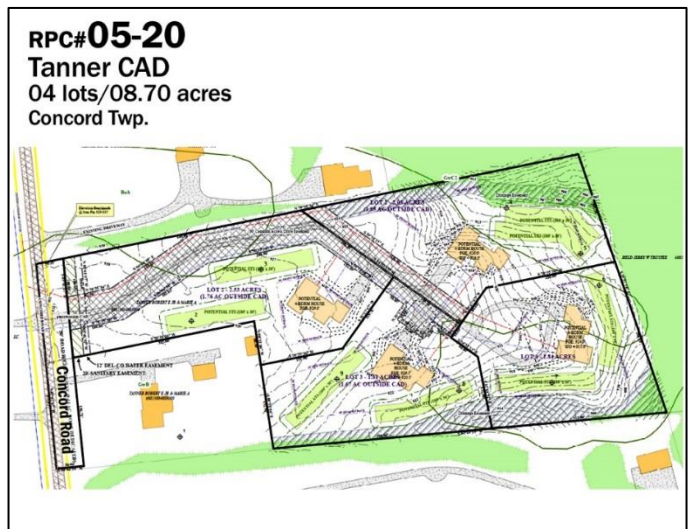
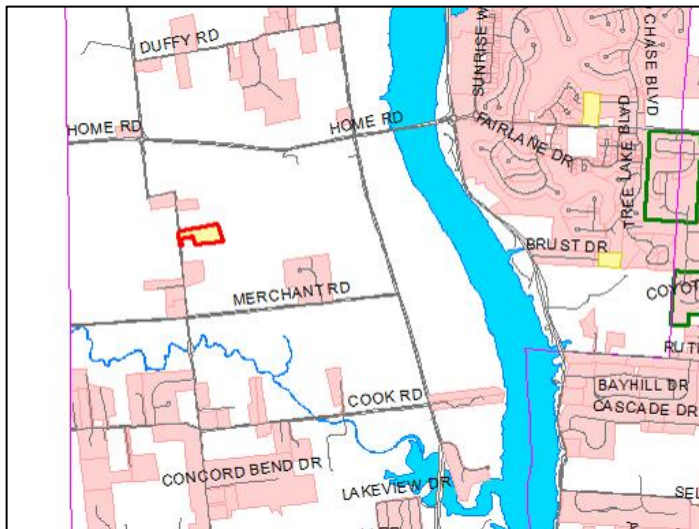
*Mr. Vidor made a motion for Preliminary Approval of Piatt Preserve, Section 2. Mr. Merrell seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.*

---

05-20                      Tanner CAD – Concord Twp. - 04 lots / 08.70 acres

**Conditions**

- Applicant:** Robert & Marie Tanner
- Subdivision Type:** Single Family, Common Access Driveway
- Location:** East side of Concord Rd., north of Merchant Rd.
- Current Land Use:** Vacant
- Zoned:** Farm Residential (FR-1)
- Utilities:** Del-Co water and private on-lot treatment systems
- School District:** Buckeye Valley
- Consultant:** Plan 4 Land



**Staff Comments**

This application is for preliminary approval of a 4-lot Common Access Driveway (CAD). The CAD subdivision will gain access from a drive extending east from Concord Road, between Merchant Road and Home Road.

The four lots are all in conformity with current zoning standards, ranging in size from 1.81 to 2.53 acres. The lots will utilize on-site treatment systems, and be served by Del-Co water.

A small area of excessive slopes and wooded areas are located in the northeast corner of the property, but will not be affected by the proposed development.

*A technical review was held on April 21, 2020, after which the applicant has addressed all of the required changes.*

**Staff Recommendation**

Staff recommends *Preliminary Approval* of Tanner CAD Subdivision to the DCRPC.

**Commission / Public Comments**

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

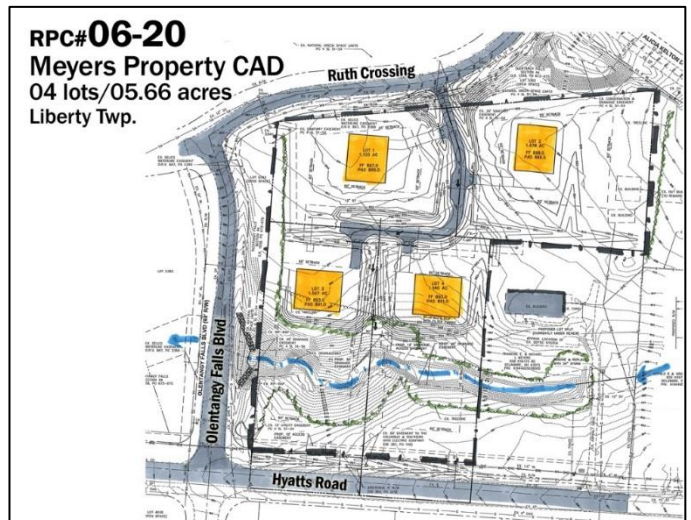
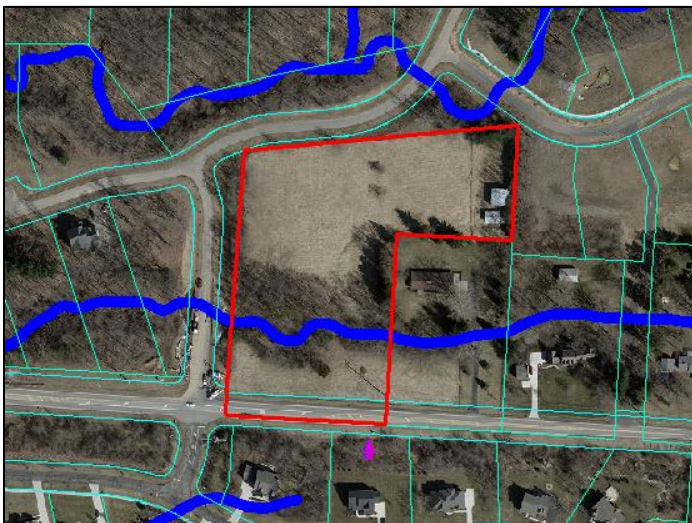
*Mr. Loveless made a motion for Preliminary Approval of Tanner CAD. Mr. Merrell seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Concord Twp.). Motion carried.*

---

06-20                      Meyers Property CAD – Liberty Twp. - 04 lots / 05.66 acres

**Conditions**

- Applicant:** Michael and Francine Meyers
- Subdivision Type:** Single Family, Common Access Driveway
- Location:** North side of Hyatts Rd., east of Olentangy Falls Blvd.
- Current Land Use:** Single family home
- Zoned:** Farm Residential (FR-1)
- Utilities:** Del-Co water and central sanitary sewer
- School District:** Olentangy
- Engineer:** Advanced Civil Design



### Staff Comments

This application is for preliminary approval of a 4-lot Common Access Driveway (CAD). The CAD subdivision will gain access from a drive extending south from Ruth Crossing, between Olentangy Falls Boulevard and Alicia Kelton Drive.

The four lots are all in conformity with current zoning standards, ranging in size from 1.11 to 1.87 acres. The lots will be served by central sewer service and Del-Co water.

A small strip of land owned by Olentangy Falls LTD is located between the subject parcel and Ruth Crossing, however, an access easement has been obtained by the applicant – a copy of which has been submitted.

Wooded areas, excessive slopes, and a drainage course also run through the two southern lots. Since the development obtains access from Ruth Crossing, however, the lots are oriented to the north so that the aforementioned critical resources are not impacted by driveways or the locations of the homes.

*A technical review was held on April 21, 2020, after which the applicant has addressed all of the required changes.*

### Staff Recommendation

Staff recommends *Preliminary Approval* of **Meyers Property CAD** to the DCRPC.

### Commission / Public Comments

Mr. Jim Whitacre with Advanced Civil Design was present to represent the applicant.

*Mr. Loveless made a motion for Preliminary Approval of Meyers Property CAD. Mr. Benton seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

---

### OTHER BUSINESS

- Fred Fowler, Code Compliance – retired April 30<sup>th</sup> after 30 years with Delaware County and 29 years as a Representative on the Regional Planning Commission. Chairman Stites thanked Mr. Fowler for his service. A future celebration will be held.
- Mr. Sanders welcomed Mike Love, alternate to the County Engineer. He will be replacing John Piccin. Mr. Piccin will be leaving the County on May 1.
- Appointment of Nominating Committee for Executive Committee member elections  
Chairman Stites stated that without objection, the current Executive Committee members would continue to serve until the Commission could meet at the regular space and appoint a Nominating Committee. There were no objections.

*Having no further business, Mr. Boysel made a motion to adjourn the meeting at 7:37 p.m. Mr. Vidor seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

*The next meeting of the Delaware County Regional Planning Commission will be Thursday, May 28, 2020, 6:30 PM. Location/format will be sent with the meeting notice.*

---

Dave Stites, Chairman

---

Stephanie Matlack, Executive Administrative Assistant