

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, August 27, 2020 at 6:30 PM
Via Zoom Meeting

ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of July 30, 2020 RPC Minutes
- Executive Committee Minutes of August 19, 2020
- Statement of Policy

CONSENT AGENDA (Final Plats)

		Township	Lots/Acres
09-20	Coolmore Estates, Lot 4653, Div #1	Concord	02 lots/ 5.271 acres
21-18	Davis Property CAD	Harlem	05 lots/31.375 acres
12-16.2.A.I	Evans Farm, Sec. 2, Ph. A, Pt. I	Orange	26 lots/ 7.28 acres
32-19	Evans Farm Marketplace Townhomes West	Orange	03 lots/ 3.098 acres
12-19	Ironwood	Porter	07 lots/53.026 acres

ZONING MAP/TEXT AMENDMENTS

19-20 ZON	Robert Moore - Trenton Twp. - 2.941 acres from FR to RR
20-20 ZON	John & Elizabeth Siegenthaler - Harlem Twp. - 19.144 acres from AR-1 to FR-1
21-20 ZON	Michael Tikson Revocable Trust - Harlem Twp. - 26.29 acres from AR-1 to FR-1

SUBDIVISION PROJECTS

Preliminary

		Township	Lots/Acres
11-20	Piatt Preserve Extension	Berlin	57 lots /40.2 acres
12-20	Bolton CAD	Brown	02 lots /16.03 acres
13-20	Davenport's Bon View, Lot 601, Div. #1	Genoa	02 lots / 1.30 acres
14-20	Harlem Estates	Harlem	11 lots /30.65 acres
15-20	T River Bend, Sec. 1, Ph. 1, Lot 4497, Div. #1	Orange	02 lots / 2.26 acre
16-20	Evans Farm Marketplace West	Orange	03 lots / 5.79 acres

RPC STAFF AND MEMBER NEWS

- ESRI Map book publication

ADMINISTRATIVE BUSINESS

- **Call to Order**
 Chairman Stites called the meeting to order at 6:30 p.m.
- **Roll Call**
 Representatives: Jim Nelson, David Loveless, Susa Kuba, Ric Irvine, Duane Matlack, Jeff Benton, Tammy Noble, Matt Kurz, Dave Stites, Charles Hurt, Michelle Boni, Ed Snodgrass, Herb Ligocki, Bonnie Newland, Mike Dattilo and Doug Price. Alternates: Bob Lamb, Dustin Kent, and Tiffany Jenkins. Staff: Scott Sanders, Jonathan Miller, Da-Wei Liou and Stephanie Matlack.
- **Approval of the July 30, 2020 RPC Minutes**
Ms. Noble made a motion to Approve the minutes from the July 30th RPC meeting. Mrs. Jenkins seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.
- **August 19, 2020 Executive Committee Minutes**

1. Call to order

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

2. Approval of Executive Committee Minutes from July 22, 2020

Mr. Merrell made a motion to Approve the minutes from July 22nd. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

3. New Business

- Financial / Activity Reports for July

REGIONAL PLANNING RECEIPTS		JULY	YTD TOTAL
General Fees (Lot Split)	(4201)	\$820.00	\$8,405.00
Fees A (Site Review)	(4202)	\$600.00	\$4,500.00
Insp. Fees (Lot Line Transfer)	(4203)	\$500.00	\$2,700.00
Membership Fees	(4204)		\$243,247.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$2,133.50	\$2,596.64
Assoc. Membership	(4206)		\$0.00
General Sales	(4220)		\$0.00
Charges for Serv. A (Prel. Appl.)	(4230)	\$1,100.00	\$12,975.00
Charges for Serv. B (Final. Appl.)	(4231)	\$11,400.50	\$45,658.20
Charges for Serv. C (Ext. Fee)	(4232)	\$300.00	\$1,050.00
Charges for Serv. D (Table Fee)	(4233)		\$200.00
Charges for Serv. E (Appeal/Var.)	(4234)	\$600.00	\$1,800.00
Charges for Serv. F (Planned District Zoning)	(4235)		\$1,800.00
OTHER DEPT. RECEIPTS			

Health Dept. Fees	(4242)	\$740.00	\$2,420.00
Soil & Water Fees	(4243)	\$375.00	\$3,050.00
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)	\$20.79	\$129.79
Misc. Non-Revenue Receipts	(4733)		\$0.00
Sale of Fixed Assets	(4804)		\$0.00
TOTAL RECEIPTS		\$18,589.79	\$330,531.63

Balance after receipts	\$1,169,882.44
Expenditures	<u>-\$ 50,006.90</u>
End of July balance (carry forward)	\$1,119,875.54

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

• August RPC Preliminary Agenda

1.) SKETCH PLANS

	<u>Township</u>	<u>Lots / Acres</u>
• 5481 Worthington Road	Genoa	31 lots / 18.2 acres
• Rt. 61 CAD	Kingston/Porter	05 lots / 38.907 acres
• Garrabrant CAD	Harlem	02 lots / 11.75 acres

2.) CONSENT AGENDA

• Coolmore Estates, Lot 4653, Div #1	Concord	02 lots / 5.271 acres
• Davis Property CAD	Harlem	05 lots / 31.375 acres
• Evans Farm, Sec. 2, Ph. A, Pt. I	Orange	26 lots / 7.28 acres
• Evans Farm Marketplace Townhomes West	Orange	03 lots / 03.098 acres
• Ironwood	Porter	07 lots / 53.026 acres

3.) ZONING MAP/TEXT AMENDMENTS

- Robert Moore - Trenton Twp. - 2.941 acres from FR to RR
- John & Elizabeth Siegenthaler - Harlem Twp. - 19.144 acres from AR-1 to FR-1
- Michael Tikson Trust - Harlem Twp. - 26.29 acres from AR-1 to FR-1

4.) SUBDIVISION PROJECTS

Preliminary

	<u>Township</u>	<u>Lots/Acres</u>
• Piatt Preserve Extension	Berlin	57 lots / 40.2 acres
• Bolton CAD	Brown	02 lots / 16.03 acres
• Davenport’s Bon View, Lot 601, Div. #1	Genoa	02 lots / 1.30 acres
• Harlem Estates	Harlem	11 lots / 30.65 acres
• River Bend, Sec. 1, Ph. 1, Lot 4497, Div. #1	Orange	02 lots / 2.26 acre

- Evans Farm Marketplace West Orange 01 lot / 5.79 acres

- Director's Report
 - 1.) Attended a platting process meeting hosted by Co. Administrator, Mike Frommer and included representatives from the County Engineer's office, Sanitary, Economic Development and Del-Co Water.
 - 2.) Da-Wei Liou had a map chosen to be featured in the ESRI Map Book, Volume 35. The Development Pattern map is on page 118 and 119.
- Discussion of amendment to the By-Laws Article V, Section 2: Executive Committee member nominations

Chairman Stites presented the Committee with a draft amendment to the DCRPC By-Laws (Article V, Section 2) regarding the Nominating Committee and how potential members are presented for vote to the Executive Committee. Further discussion to follow.

4. Old Business (none)
5. Other Business (none)
6. Adjourn

Having no further business, Mrs. Kuba made a motion to adjourn the meeting at 10:30 a.m. Miss Boni seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Wednesday, September 8, 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)

09-20 Coolmore Estates, Lot 4653, Div #1 – Concord Twp. - 02 lots / 5.271 acres

Conditions

Applicant: Robert & Marilu Sochor

Subdivision Type: Single Family Residential, Common Access Driveway

Location: south side of Cook Rd., west of Eversole Run

Zoned: Farm Residential (FR-1)

Preliminary Approval: 07/30/20

Utilities: Del-Co Water, private on-lot treatment systems

School District: Olentangy

Consultant: Courtney Wade, A to Zoning

Staff Comments

This application is for a replat of a CAD Subdivision which will add another lot. The existing CAD serves four properties, with two of those also having road frontage. The CAD is located on the south side of Cook Road just east of the Union County/Delaware County line.

The submitted plan will replat Lot 4653 as two lots, providing a T-turnaround at the split of the two driveways. The new lot will have water service, and contain an on-site treatment system as wastewater lines are not currently available on the property.

The house number sequencing issue has been resolved.

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 **Coolmore Estates, Lot 4653, Division #1** to the DCRPC.

Commission / Public Comments

Chairman Stites removed the Coolmore Estates, Lot 4653, Division #1 from the consent agenda for further discussion. He stated each individual wanting to speak would be given 3 minutes to do so.

Mr. Robert Sochor, applicant along with Mrs. Courtney Wade, A to Zoning were present.

Mr. Scott Wilchinski, 7815 Cook Rd., Delaware, OH, was present to express his concern with the proposed development. His property is adjacent (north) to the lot being subdivided. His concerns were related to the existing pond and the additional water that may result with the addition of a house being built. He stated that he currently has standing water after a rain and would like to see a water runoff survey be completed by the developer.

Mr. Sochor stated that he built the Coolmore subdivision 22 years ago. He explained that all of the neighbors on the common access driveway were in support of the subdivision of his lot. He stated that he

built the home that the neighbor owns and the first floor is 7 feet above the pond and does not see the pond causing any issues for the neighbor.

Chairman Stites noted that Mr. Wilchinski's concerns would be a part of the record and he contact the Soil & Water Conservation office for assistance with his water concerns.

Mr. Lamb made a motion for Final Approval of Coolmore Estates, Lot 4653, Division #1. Mr. Snodgrass seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Concord Twp.). Motion carried.

21-18 Davis Property CAD – Harlem Twp. - 05 lots / 31.375 acres

Conditions

- Applicant: Homewood Corp.
- Subdivision Type: 5 lot CAD subdivision
- Location: West side of SR 605, south of Robbins Rd.
- Zoned: Agriculture Residential (AR-1)
- Preliminary Approval: 08/30/18
- Utilities: Del-Co Water, private on-lot treatment systems
- School District: Big Walnut
- Engineer: Advanced Civil Designs

Staff Comments

Davis Property CAD is a 5-lot Common Access Driveway subdivision located on the west side of State Route 605 in Harlem Township. The CAD enters the site heading west and ends in a cul-de-sac turnaround. The plan notes that parts of the existing parcel will be transferred to the adjacent property to the west and the property to the south. All lots are larger than 5 acres per zoning and will utilize on-site waste treatment systems.

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 Davis Property CAD to the DCRPC.

Commission / Public Comments

Mrs. Jenkins made a motion for Final Approval of Davis Property CAD. Mr. Hurt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

12-16.2.A.I Evans Farm, Sec. 2, Ph. A, Pt. I – Orange Twp. - 26 lots / 7.28 acres

Conditions

Applicant: Evans Farm Land Development
Subdivision Type: Single Family Planned Residential
Location: North of Lewis Center Rd., east of S. Old State Rd.
Zoned: Single Family Planned Residential (SFPRD)
Preliminary Approval: 09/27/18
Utilities: Del-Co Water, central sanitary sewer
School District: Olentangy
Engineer: Terrain Evolution

Staff Comments

Evans Farm, Section 2 is the second section of a 1,157.62-acre mixed-use project in Orange and Berlin Townships, and includes 126 single-family residential lots. Phase A, Part I of this section includes 26 single-family lots on Linden Street, Mulberry Lane, and Piatt Road, as well as two open space areas (total of 1.480 acres). The single-family lots range in size from 40 feet to 60 feet wide by 135 feet to 145 feet. The ranges result in an average lot size of about 0.158 acres.

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 Evans Farm, Section 2, Phase A, Part I to the DCRPC.

Commission / Public Comments

Mrs. Jenkins made a motion for Final Approval of Evans Farm, Section 2, Phase A, Part I. Mr. Hurt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

32-19 Evans Farm Marketplace Townhomes West – Orange Twp. - 03 lots / 03.098 acres

Conditions

Applicant: Evans Farm Land Development
Subdivision Type: Commercial
Location: North side of Red Oak Street, west of Evans Farm Dr.
Zoned: Planned Commercial (PC)
Preliminary Approval: 11/21/19
Utilities: Del-Co Water, central sanitary sewer
School District: Olentangy
Engineer: Terrain Evolution

Staff Comments

This is the preliminary plan for Evans Farm Marketplace Townhomes West, located on the east side of Evans Farm Drive, south of Red Oak Street. The main access is provided through Evans Farm Drive, while another access point is available from future Piatt Road.

The property is being developed as one phase, with four structures containing six townhomes each fronting Red Oak Street, one structure containing four townhomes and a live/work space at the southeast corner of future Piatt Road and Red Oak Street, and another structure containing six townhomes and a live/work space fronting onto future Piatt Road. A small access lane crosses the property along the rear of the structures and will provide additional navigation for vehicles in the parking lot of the future commercial components to the south.

Densities on the property are roughly 10 units/acre, and all units will have the garages oriented in the rear of the property, with the front stoops and sidewalks facing the streets. Sidewalks line future Piatt Road and Red Oak Street and provide connectivity for residents to reach the neighborhood amenities.

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 **Evans Farm Marketplace Townhomes West** to the DCRPC.

Commission / Public Comments

Mrs. Jenkins made a motion for Final Approval of Evans Farm Marketplace Townhomes West. Mr. Hurt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

12-19 Ironwood – Porter Twp. - 07 lots / 53.026 acres

Conditions

- Applicant:** Gregory and Kari Shakley
- Subdivision Type:** Single Family Residential
- Location:** east side of Plantation Rd., south of Olive Green Rd.
- Zoned:** Farm Residential (A-1)
- Preliminary Approval:** 06/27/19
- Utilities:** Del-Co Water, private on-lot treatment systems
- School District:** Big Walnut
- Engineer:** Plan 4 Land

Staff Comments

The subdivision consists of 7 single-family lots on 53.04 acres (utilizing a public street), located on the east side of Plantation Road, south of Olive-Green Road. The entrance to the subdivision is via Ironwood Drive, on the east side of Plantation Road and extends around 600 feet east, perpendicular to Plantation Road, before curving slightly to the north and ending in a cul-de-sac.

Six of the seven lots range in size from 2.94 acres to 3.53 acres (an average of 3.16 acres), with the last lot having 31.53 acres. The last lot also contains most of the eastern half of the property, of which around 21 acres is in the Big Walnut Creek floodway and 100-year floodplain. All lots will have water service, and utilize on-site treatment systems. The developer has also committed to constructing a sidewalk on the north side of the development. No open space or reserve areas are included in the proposal.

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 **Ironwood** to the DCRPC.

Commission / Public Comments

Mrs. Jenkins made a motion for Final Approval of Ironwood. Mr. Hurt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

ZONING MAP/TEXT AMENDMENTS

19-20 ZON Robert Moore – Trenton Twp. – 2.941 acres from FR to RR

Request

The applicant, Robert Moore, is requesting a 2.941-acre rezoning from FR to RR to allow a two-lot split.

Conditions

Location: 16843 Boston Rd., west of N County Line Rd.

Present Zoning: Farm Residential (FR)

Proposed Zoning: Rural Residential (RR)

Present Use(s): One single-family house

Proposed Use(s): Two single-family house lots

Existing Density: 1 du / 5 acres

Proposed Density: 1 du / 3 acres

School District: Big Walnut Local School District

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

Critical Resources: streams/drainage course

Soils: CeB, BeB, SnA



Introduction

This application is a request to rezone 2.941 acres of a 7.942-acre property from Farm Residential (FR) to Rural Residential (RR) to facilitate a lot split. The property is currently regulated by both FR and RR zoning classifications, with the existing residence and surrounding acreage (roughly 3 acres) zoned RR in 2001 but never divided through the subdivision process. The remaining roughly 5 acres of the property is zoned FR.

The Farm Residential (FR) zoning classification requires a 5-acre minimum lot size with 300 feet of frontage, while the Rural Residential (RR) zoning classification requires a minimum lot size of 3 acres and 250 feet of frontage. The current frontage is roughly 435 feet.

Comprehensive Plan

Trenton Township's 2004 Comprehensive Plan indicates this area to be residential with a minimum lot size of 3 acres for properties rezoned to RR.

Issues

Inconsistent Zoning: Zoning classification boundaries should generally not be split on a parcel; each parcel should be zoned as one classification. If ultimately split as proposed, the remaining parcel with the existing house would have split zoning with roughly 2.25 acres of FR and 3 acres of RR. Because of this, and the other issues below, staff recommends rezoning the entire property to RR to avoid the mixed zoning on the remainder parcel and to avoid the creation of a non-compliant lot.



Lot Size: The proposed split would result in a 2.941-acre lot, slightly less than the required 3-acre minimum, in order to maintain a 5-acre remainder. The applicant will either need to obtain a variance from Trenton Township for the reduced lot size, or re-adjust the proposed lot lines to increase the proposed lot to the required 3 acres, which would likely drop the remainder under 5 acres.

Flag Lot Prohibition: The proposed lot would have less than the required frontage, requiring either review by the BZA or the creation of a Common Access Driveway.

Drainage: A minor drainage course may run through the property from east to west. Care will need to be taken to ensure that no impacts from on-site treatment systems impact the drainage course.

Staff Recommendations

Staff recommends **Denial** of the rezoning request by Robert Moore from FR to RR to the DCRPC, Trenton Twp. Zoning Commission and Trenton Twp. Trustees as submitted. Staff recommends the entire acreage be rezoned to Rural Residential (RR).

Commission / Public Comments

Mr. Robert Moore, applicant, was present along with son-in-law Mr. Jed Harvey. Chairman Stites recommended further discussion with the Township regarding rezoning of the entire parcel and the 2001 rezoning record.

Ms. Noble made a motion to Deny the rezoning request by Robert Moore, based on staff recommendations. Mr. Hurt seconded the motion. VOTE: Majority For Denial, 0 Opposed, 1 Abstained (Trenton Twp.). Motion carried.

20-20 ZON John & Elizabeth Siegenthaler – Harlem Twp. – 19.144 acres from AR-1 to FR-1

Request

The applicants, John and Elizabeth Siegenthaler, are requesting a 19.144-acre rezoning from AR-1 to FR-1.

Conditions

Location: south side of Evans Rd., west of S County Line Rd.

Present Zoning: Agricultural (AR-1)

Proposed Zoning: Farm Residential (FR-1)

Present Use(s): One single-family house

Existing Density: 1 du / 5 acres

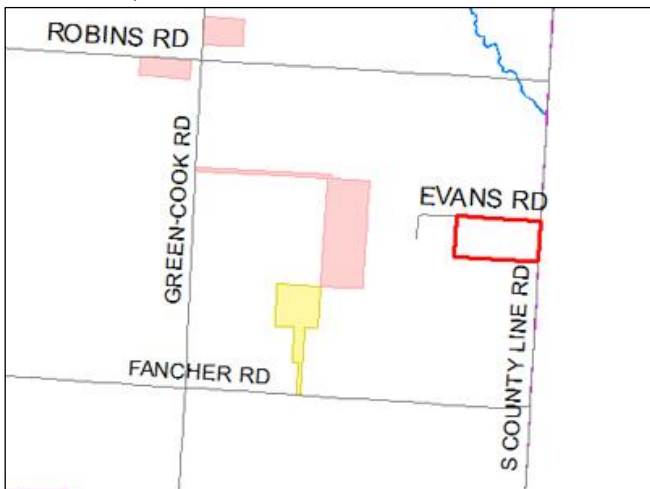
Proposed Density: 1 du / 2 acres

School District: Johnstown-Monroe

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

Critical Resources: none

Soils: BeA, PwA



Introduction

This is a request to rezone a property from Agricultural (AR-1) to Farm Residential (FR-1). No development plan was submitted, but the request is ostensibly to subdivide the property into multiple single-family lots.

The current zoning, AR-1, has a minimum lot size of 5 acres with 300 feet of required road frontage. The proposed zoning, FR-1, would reduce those requirements to a minimum lot size of 2 acres with a sliding scale of required road frontage that ranges between 175 feet and 300 feet, depending on the acreage.

Comprehensive Plan

Harlem Township's 2007 Comprehensive Plan indicates this area would remain residential, with minimum lot sizes of 2 acres for properties without access to sewer and rezoned to FR-1.

Issues

No Development Plan: The proposal did not include a potential lot layout. At 19 acres, rezoning to a 2-acre minimum lot zoning classification could potentially include multiple lots, depending on the lot layout. This alone is not a reason to not allow rezoning, but is something that should be considered moving forward. Based on the vacant nature of the surrounding properties, the subject parcel would not make a good candidate for the use of a Common Access Driveway (CAD).

Staff Recommendations

Staff recommends **Approval** of the rezoning request by John & Elizabeth Siegenthaler from AR-1 to FR-1 to the DCRPC, Harlem Twp. Zoning Commission and Harlem Twp. Trustees.

Commission / Public Comments

Mr. Joe Clase, Plan 4 Land, was present to represent the applicant. He had no additional comments.

Mr. Matlack made a motion to recommend Approval of the rezoning request by John & Elizabeth Siegenthaler from AR-1 to FR-1. Mr. Irvine seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Harlem Twp.). Motion carried.

21-20 ZON Michael Tikson Revocable Trust – Harlem Twp. – 26.29 acres from AR-1 to FR-1

Request

The applicant, Michael Tikson Revocable Trust, Mike Tikson, Trustee are requesting a 26.29-acre rezoning from AR-1 to FR-1.

Conditions

Location: south side of Woodtown Rd., west of Miller Paul Rd.

Present Zoning: Agricultural (AR-1)

Proposed Zoning: Farm Residential (FR-1)

Present Use(s): Vacant

Existing Density: 1 du / 5 acres

Proposed Density: 1 du / 2 acres

School District: Big Walnut

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

Critical Resources: stream/drainage course, wetland

Soils: SsA, CnA, BeA, PwA



Introduction

This is a request to rezone a property from Agricultural (AR-1) to Farm Residential (FR-1). No development plan was submitted with this application, but the request is presumed to facilitate a subdivision of the property into multiple single-family lots.

The current zoning, AR-1, has a minimum lot size of 5 acres with 300 feet of required road frontage. The proposed zoning, FR-1, would reduce those requirements to a minimum lot size of 2 acres with a sliding scale of required road frontage that ranges between 175 feet and 300 feet, depending on the acreage.

The surrounding properties on the south side of Woodtown Road between Brookview Drive and Miller-Paul Road are predominantly in the 2 to 3-acre range.

Comprehensive Plan

Harlem Township's 2007 Comprehensive Plan indicates this area would remain residential, with minimum lot sizes of 2 acres for properties without access to sewer and rezoned to FR-1.

Issues

Natural Resources: The southeast corner of the property contains wooded areas, and more importantly, a drainage course and associated excessive slopes. Care should be given not to disturb these, and provide a buffer of at least 50 feet for all on-site treatment systems and structures to ensure water quality.

Staff Recommendations

Staff recommends **Approval** of the rezoning request by Michael Tikson Revocable Trust, and Mike Tikson, Trustee from AR-1 to FR-1 to the DCRPC, Harlem Twp. Zoning Commission and Harlem Twp. Trustees.

Commission / Public Comments

Mr. Joe Clase, Plan 4 Land, was present to represent the applicant. He had no additional comments.

Mr. Loveless made a motion to recommend Approval of the rezoning request by Michael Tikson Revocable Trust, and Mike Tikson, Trustee from AR-1 to FR-1. Ms. Noble seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Harlem Twp.). Motion carried.

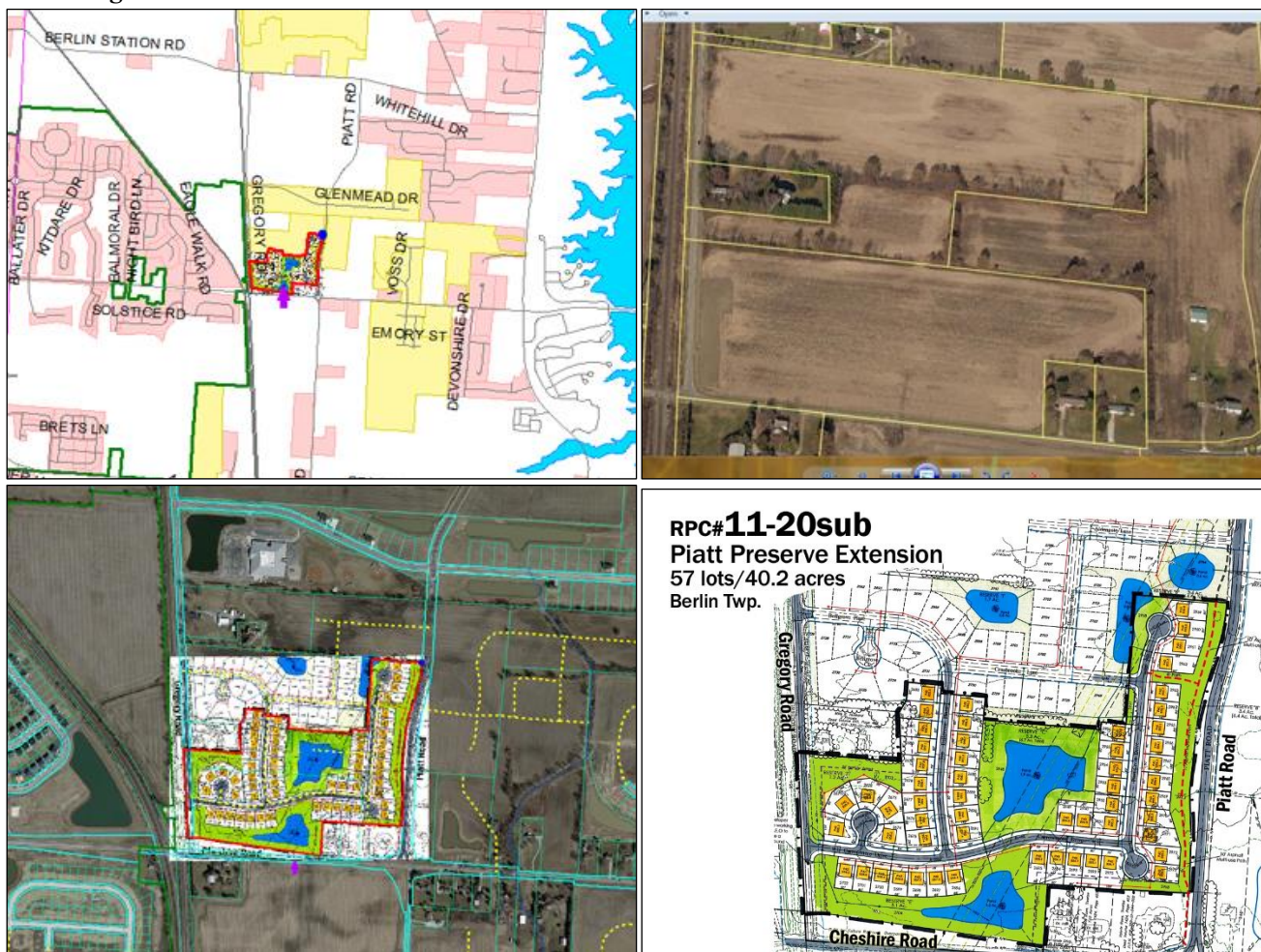
SUBDIVISION PROJECTS

Preliminary

11-20 Piatt Preserve Extension – Berlin Twp. - 57 lots / 40.2 acres

Conditions

- Applicant:** Westport Homes
- Subdivision Type:** Single family residential
- Location:** west side of Piatt Rd., north of Cheshire Rd.
- Current Land Use:** Vacant
- Zoned:** R-3 with PRD overlay
- Zoning Approval:** 11/28/16
- Utilities:** Del-Co water and central sanitary sewer
- School District:** Olentangy
- Engineer:** Watcon



Staff Comments

This application is for the remaining component of the Piatt Preserve subdivision at the northwest corner of Piatt Road and Cheshire Road. This extension is on approximately 40.2 acres, and consists of 57 single-family

lots that average about 0.25 acres, and five open space areas that cover about 15 acres. The extension will be completed in two phases.

The first phase will consist of 33 of the lots located on an extension of Bellgrove Place from Piatt Preserve West, as well as Carrowmore Drive which extends east from Gregory Street and intersects with Bellgrove Place – a small cul-de-sac is also included in the section off of Carrowmore Drive.

The second phase will consist of the remaining single-family homes, located on an extension of Carrowmore Drive, as well as Piatt Crest Drive, which connects the extension of Carrowmore Drive to Cranbrooke Lane from Piatt Preserve West.

The open space areas are divided between the two phases, with 6.3 acres included in the first phase for the purpose of storm water retention and buffering from neighboring properties and roadways. The open space areas in the second phase include the remaining acreage (8.7 acres) for the same purpose of storm water retention and buffering from neighboring properties and roadways.

A technical review was held on August 18, 2020, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary Approval* of **Piatt Preserve Extension** to the DCRPC.

Commission / Public Comments

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

Mrs. Jenkins stated that the County Engineer would require a cul-de-sac at the end of Gregory Road. Mr. Lanning agreed to the requirement.

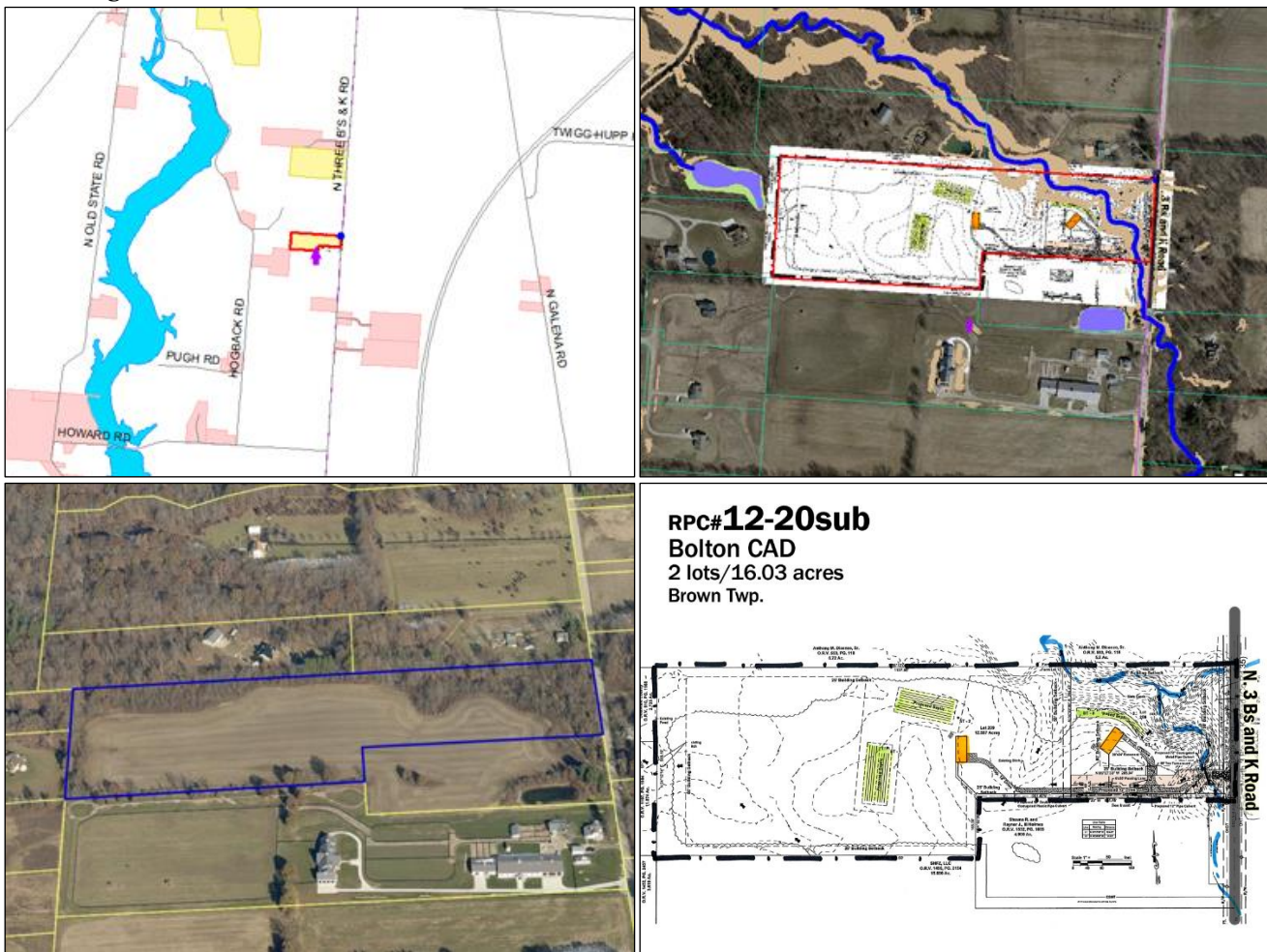
Mr. Lamb made a motion for Conditional Preliminary Approval of Piatt Preserve Extension, subject to the developer constructing the cul-de-sac as required by the County Engineer. Mr. Hurt seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.

=====

12-20 Bolton CAD – Brown Twp. - 02 lots / 16.03 acres

Conditions

- Applicant:** Denny Bolton
- Subdivision Type:** Single Family, Common Access Drive Subd.
- Location:** West side of N 3 B's & K Rd., north of Howard Rd.
- Current Land Use:** Vacant
- Zoned:** Farm Residential (FR-1)
- Utilities:** Del-Co water and private on-lot treatment systems
- School District:** Buckeye Valley
- Engineer:** Korda



Staff Comments

This application is for a CAD Subdivision, the subdivision of a parcel into two lots to be served by a Common Access Driveway. The property, located on the west side of Three B's and K Road between Howard Road and State Route 521, is the existing subject property of about 15.79 acres.

There's a drainage course and associated wetlands and excessive slopes in the northeast corner of the property near the roadway, but the proposed home locations avoid impacts to these. The proposed driveway will cross the drainage course. However, due to the location, crossing the drainage course is unavoidable

under any orientation of lots and structures.

The submitted plan shows the property being split into two single-family residential lots, one at just under 13 acres, and the other just under 3 acres.

The CAD extends west from North 3 B's and K Road for about 450 feet, with a turnaround provided through the drive of the front lot. The lots will have water service, and contain on-site treatment systems as wastewater lines are not currently available on the property.

A technical review was held on August 18, 2020, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary Approval* of **Bolton CAD** to the DCRPC.

Commission / Public Comments

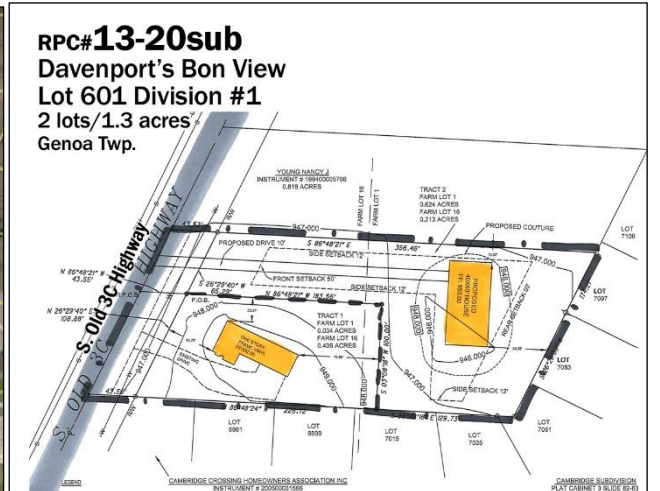
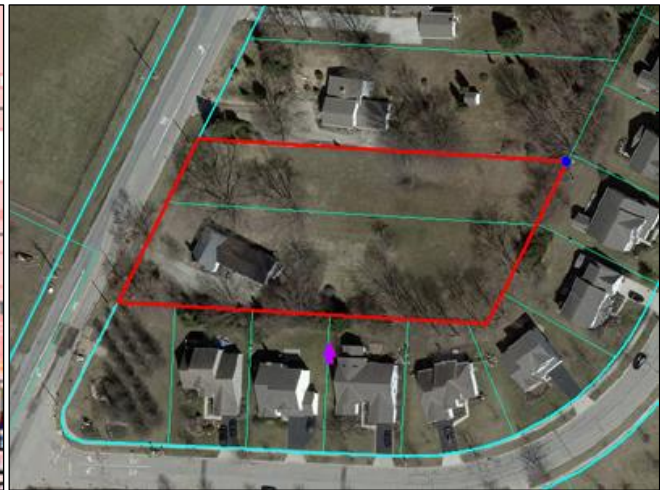
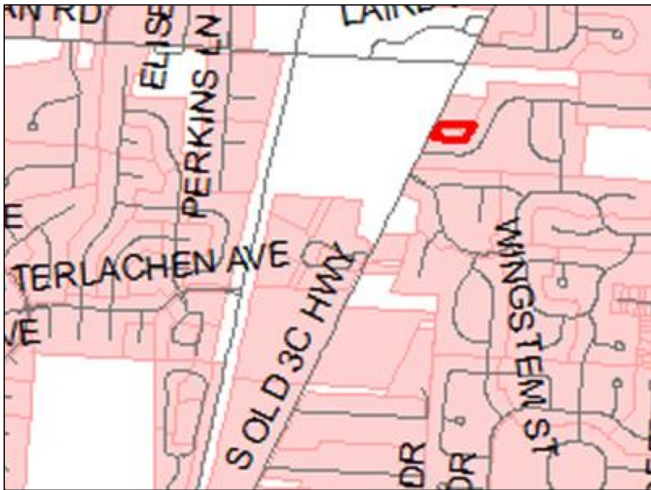
Mr. Dan Quick with Korda Nemeth Engineering was present to represent the applicant. He had no additional comments.

Mr. Loveless made a motion for Preliminary Approval of Bolton CAD. Mr. Irvine seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Brown Twp.). Motion carried.

13-20 Davenport's Bon View, Lot 601, Div. #1 – Genoa Twp. - 02 lots / 1.30 acres

Conditions

- Applicant:** Tomas Miller
- Subdivision Type:** Single Family Residential
- Location:** East side of S Old 3 C Hwy, north of Upper Cambridge Way
- Current Land Use:** house
- Zoned:** Suburban Residential (SR) and Planned Residential (PRD)
- Zoning Approval:** 11/16/98 (PRD)
- Utilities:** Del-Co water and central sanitary sewer
- School District:** Westerville
- Engineer:** Diamond V LLC.



Staff Comments

This is a replat application in order to transfer acreage from one platted property to another unplatted property. The subject properties are located on the east side of South Old 3C Highway, just north of Upper Cambridge Way. The platted property, Lot 601 (currently 0.82 acres), was platted with the Davenport's Bon View Subdivision in 1958. The unplatted property included in this proposal (0.49 acres) is just north of that, and was originally reserved to be a private roadway, but was never constructed.

The subject proposal would take the rear portion of Lot 601 and transfer it to the unplatted property to the north in order to create an additional buildable lot. The resulting Lot 601 acreage would be 0.470 acres, while the new lot would be approximately 0.837 acres. Both lots would be compliant with Genoa Township Zoning.

A technical review was held on August 18, 2020, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary Approval* of **Davenport’s Bon View, Lot 601, Division #1** to the DCRPC.

Commission / Public Comments

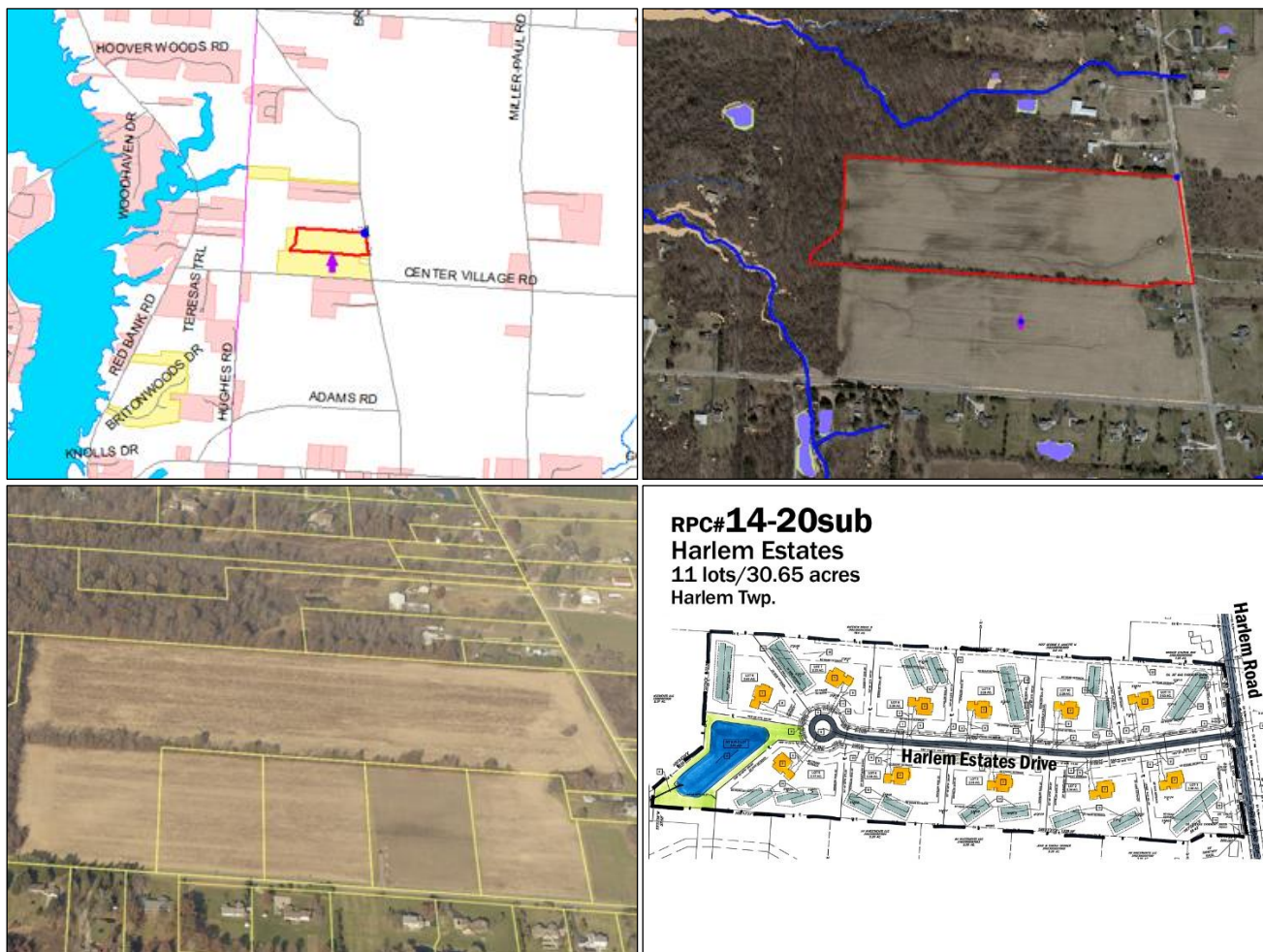
Mr. Tom Miller, owner, was present.

Mrs. Jenkins made a motion for Preliminary Approval of Davenport’s Bon View, Lot 601, Division #1. Mr. Snodgrass seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

14-20 Harlem Estates – Harlem Twp. - 11 lots / 30.65 acres

Conditions

- Applicant:** AV Investments
- Subdivision Type:** Single family subdivision
- Location:** West side of Harlem Rd., north of Center Village Rd.
- Current Land Use:** Vacant
- Zoned:** Farm Residential (FR-1)
- Zoning Approval:** 08/14/19
- Utilities:** Del-Co water and private on-lot treatment systems
- School District:** Big Walnut
- Consultant:** Plan 4 Land



Staff Comments

This application is for a subdivision at the northwest corner of Harlem Road and Center Village Road that has 11 single-family lots and one no-build lot which is reserved for drainage and open space.

The subdivision gains access from Harlem Estates Drive, a cul-de-sac which extends west from Harlem Road. Lots in the subdivision range in size from 2.01 acres to 2.56 acres, all of which conforming to the Harlem Township Zoning Resolution. The no-build lot, located at the end of the cul-de-sac, serves to provide acreage

for drainage, as well as a path around it as a pedestrian amenity.

A technical review was held on August 18, 2020, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary Approval* of **Harlem Estates** to the DCRPC.

Commission / Public Comments

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

Mr. Hurt made a motion for Preliminary Approval of Harlem Estates. Mr. Matlack seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

15-20 T River Bend, Sec. 1, Ph. 1, Lot 4497, Div. #1 – Orange Twp. - 02 lots / 2.26 acre

Applicant: The Sehgal Family LLC

Consultant: Plan 4 Land

Staff Comments

Applicant is requesting a 90-day tabling of the application.

Staff Recommendation

Staff recommends *Approval* of a 90-tabling for **River Bend, Section 1, Phase 1, Lot 4497, Division #1** to the DCRPC.

Commission / Public Comments

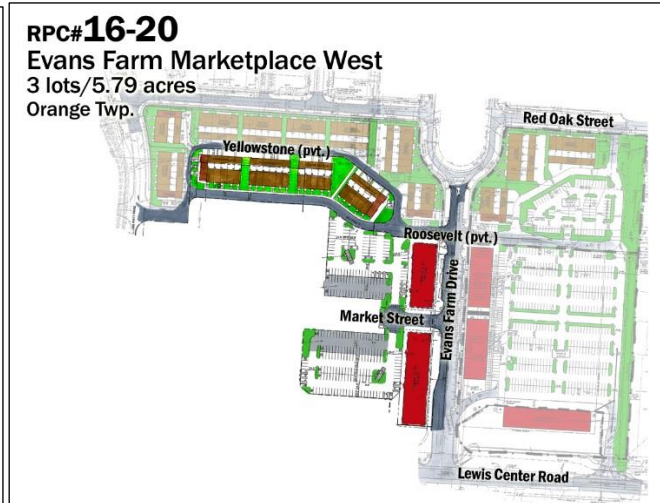
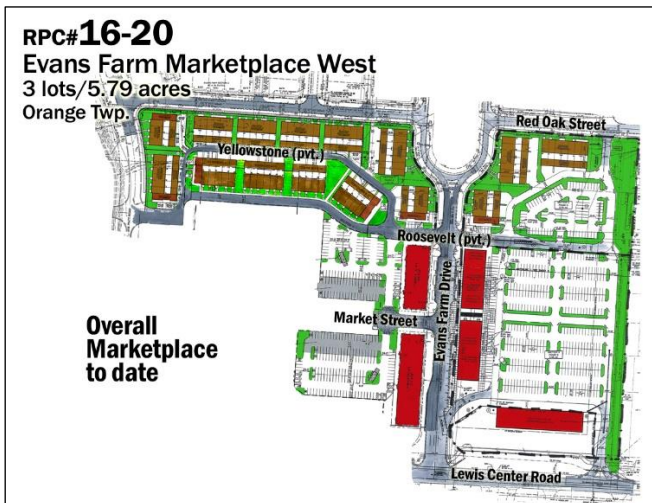
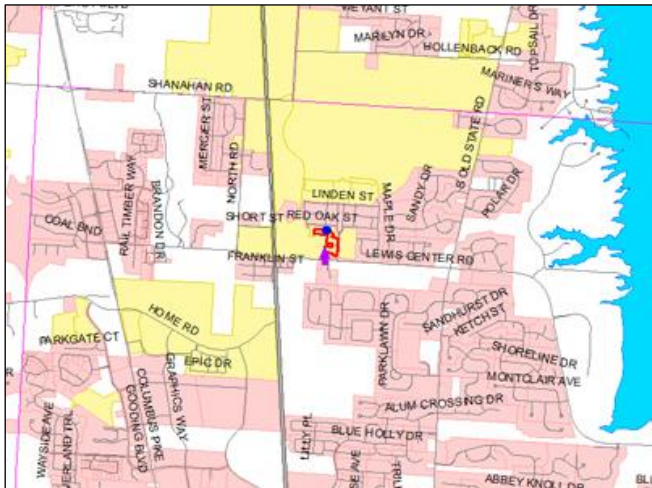
Mr. Joe Clase with Plan 4 Land was present.

Mr. Loveless made a motion to Approve the 90-day Table request for River Bend, Section 1, Phase 1, Lot 4497, Division #1. Mrs. Jenkins seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Orange Twp.). Motion carried.

16-20 Evans Farm Marketplace West – Orange Twp. - 03 lots / 5.79 acres

Conditions

- Applicant:** BZ Evans LLC
- Subdivision Type:** Commercial
- Location:** South of Red Oak St., west of Evans Farm Drive
- Current Land Use:** Vacant
- Zoned:** Planned Commercial District (PCD)
- Zoning Approval:** 03/21/16
- Utilities:** Del-Co water and central sanitary sewer
- School District:** Olentangy
- Engineer:** Kimley Horn



Staff Comments

Evans Farm Marketplace West is a subdivision of property on the west side of Evans Farm Drive, between Lewis Center Road and Red Oak Street. The subdivision is intended to divide the property into sections where 4 townhome structures – each containing 5-6 units each – and two commercial structures with associated parking areas will be located.

Section 1, on the north end of the proposal, involves the construction of the townhomes. Section 2 will construct one of the commercial structures in the northwest corner of Evans Farm Drive and Market Street with frontage onto Evans Farm Drive. Section 3 will complete the proposal with a commercial structure at the southwest corner of Evans Farm Drive and Market Street, and will also have frontage onto Evans Farm Drive.

Associated parking areas will be located immediately behind (to the west) of the commercial structures and Market Street will be stubbed to the west for future development of the Evans Farm commercial areas. The “overall” graphic indicates this proposal as well as a section just platted and another on our Final plat approval agenda.

A technical review was held on August 18, 2020, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary Approval of Evans Farm Marketplace West* to the DCRPC.

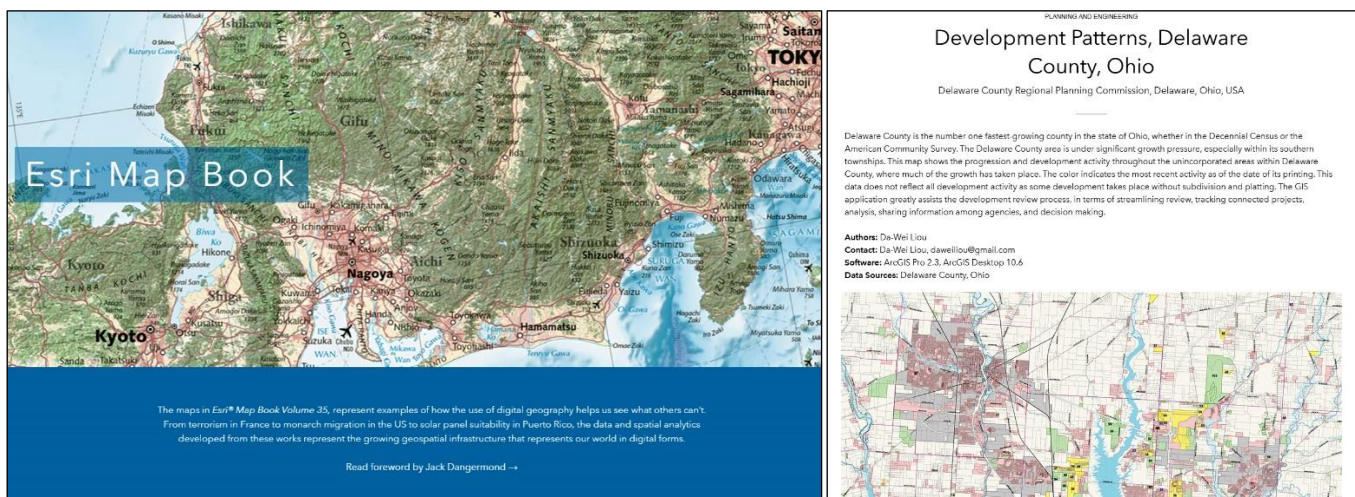
Commission / Public Comments

Mr. Kevin Kershner, Kimley-Horn, was present to answer questions from the Commission.

Mrs. Jenkins made a motion for Preliminary Approval of Evans Farm Marketplace West. Mr. Loveless seconded the motion. VOTE: Majority For, 0 Opposed, 2 Abstained (Orange Twp. and Mr. Lamb). Motion carried.

RPC STAFF AND MEMBER NEWS

- Da-Wei Liou, GIS Analyst/Manager, had a map chosen to be featured in the ESRI Map Book, Volume 35. The Development Pattern map is on page 118 and 119.



Having no further business, Mr. Irvine made a motion to adjourn the meeting at 7:50 p.m. Miss Boni seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, September 17, 2020, 6:30 PM. Meeting location to be announced.

Dave Stites, Chairman

Stephanie Matlack, Executive Administrative Assistant