

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, October 29, 2020 at 6:30 PM
Meeting details to follow.

ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of September 17, 2020 RPC Minutes
- Executive Committee Minutes of October 21, 2020
- Statement of Policy

CONSENT AGENDA (Final Plats)

		Township	Lots/Acres
02-17	Northstar, Sec. 1, Ph. B	Berkshire	52 lots / 20.98 acres
06-17.2	Northlake Woods, Sec. 2	Berkshire	47 lots / 11.43 acres
28-19.2 T	Piatt Preserve, Section 2	Berlin	22 lots / 19.159 acres
27-19.1	Liberty Grand Communities, Sec. 1	Liberty	9 lots / 280.328 acres
30-19.1.A	Liberty Grand District, Sec. 1, Ph. A	Liberty	24 lots / 14.539 acres
30-19.1.B	Liberty Grand District, Sec. 1, Ph. B	Liberty	26 lots / 5.5 acres
30-19.2.A	Liberty Grand District, Sec. 2, Ph. A	Liberty	34 lots / 17.748 acres
30-19.2.B	Liberty Grand District, Sec. 2, Ph. B	Liberty	19 lots / 3.494 acres

T=Tabled

VARIANCES

19-20.V	Michael Rohrer – Route 61 CAD – Kingston & Porter Twps. – Sec. 306.02
10-20.V	Webster Building Co. – Stirling Lakes CAD – Trenton Twp. – Sec. 306.02

ZONING MAP/TEXT AMENDMENTS

24-20 ZON	Shirley McCormick, Rep. – Delaware Twp. – 23.89 acres from I to PRD
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SUBDIVISION PROJECTS

Preliminary

		Township	Lots/Acres
20-20	Evans Farm, Section 4	Berlin	125 lots / 42.81 acres
21-20	Garrabrant CAD	Harlem	2 lots / 12.62 acres
22-20	Porshi	Orange	19 lots / 09.68 acres

Preliminary/Final

18-20	Creekside Industrial Park, Lots, 8302, 8303, 8304, Div. #1	Orange	3 lots / 29.299 acres
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OTHER BUSINESS

- 2021 Budget – 1st review

POLICY / EDUCATION DISCUSSION

RPC STAFF AND MEMBER NEWS

ADMINISTRATIVE BUSINESS

▪ **Call to Order**

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

▪ **Roll Call**

Representatives: Jim Nelson, David Weade, Ric Irvine, Duane Matlack, Gary Merrell, Barb Lewis, Jeff Benton, Mike Frommer, Tammy Noble, Dave Stites, Ed Reely, Michelle Boni, Joe Proemm, Jim Hatten, Dan Boysel, Herb Ligocki, and Bonnie Newland. *Alternates:* Dustin Kent, Mike Love, and Tracey Mullenhour. *Staff:* Scot Sanders, Jonathan Miller, Da-Wei Liou and Stephanie Matlack.

▪ **Approval of the September 17, 2020 RPC Minutes**

Mr. Irvine made a motion to Approve the minutes from the September 17th meeting. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

▪ **October 21, 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, and Mike Frommer, Susan Kuba and Michelle Boni. Staff: Scott Sanders and Stephanie Matlack.

2. **Approval of Executive Committee Minutes from September 9, 2020**

Mr. Merrell made a motion to Approve the minutes as presented. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

3. **New Business**

- Financial / Activity Reports for September

REGIONAL PLANNING RECEIPTS		SEPTEMBER	YTD TOTAL
General Fees (Lot Split)	(4201)	\$1,435.00	\$11,685.00
Fees A (Site Review)	(4202)		\$5,700.00
Insp. Fees (Lot Line Transfer)	(4203)	\$400.00	\$3,500.00
Membership Fees	(4204)		\$243,247.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)		\$2,596.64
Assoc. Membership	(4206)		\$0.00
General Sales	(4220)		\$0.00
Charges for Serv. A (Prel. Appl.)	(4230)	\$10,560.00	\$34,114.00
Charges for Serv. B (Final. Appl.)	(4231)	\$5,700.00	\$57,870.00
Charges for Serv. C (Ext. Fee)	(4232)		\$1,050.00
Charges for Serv. D (Table Fee)	(4233)	\$400.00	\$800.00
Charges for Serv. E (Appeal/Var.)	(4234)		\$1,800.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$300.00	\$2,100.00
OTHER DEPT. RECEIPTS			

Health Dept. Fees	(4242)		\$6,130.00
Soil & Water Fees	(4243)	\$200.00	\$4,800.00
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)		\$129.79
Misc. Non-Revenue Receipts	(4733)		\$0.00
Sale of Fixed Assets	(4804)		\$0.00
TOTAL RECEIPTS		\$18,995.00	\$375,522.43

Balance after receipts	\$1,132,647.86
Expenditures	<u>-\$ 32,370.70</u>
End of September balance (carry forward)	\$1,100,277.16

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

- October RPC Preliminary Agenda

1.) SKETCH PLANS

	<u>Township</u>	<u>Lots / Acres</u>
• Keller Subd., Lot 294, Div. #1	Berlin	2 lots / 02.767 acres
• JES Dvlpt. CAD	Brown	4 lots / 12.151 acres
• 7300 Concord Rd. Co.)	Concord	4 lots / 13 acres (+ land in Union
• Brown CAD	Liberty	3-4 lots / 5.292 acres
• Porshi	Orange	20 lots / 9.68 acres

2.) CONSENT AGENDA

• Northstar, Sec. 1, Ph. B	Berkshire	52 lots / 20.98 acres
• Northlake Woods, Sec. 2	Berkshire	47 lots / 11.43 acres
• Piatt Preserve, Section 2 - Tabled	Berlin	22 lots / 19.159 acres
• Liberty Grand Communities, Sec. 1	Liberty	9 lots / 280.328 acres
• Liberty Grand District, Sec. 1, Ph. A	Liberty	24 lots / 14.539 acres
• Liberty Grand District, Sec. 1, Ph. B	Liberty	26 lots / 5.5 acres
• Liberty Grand District, Sec. 2, Ph. A	Liberty	34 lots / 17.748 acres
• Liberty Grand District, Sec. 2, Ph. B	Liberty	19 lots / 3.494 acres

3.) ZONING MAP/TEXT AMENDMENTS

- 24-20 ZON Shirley McCormick, Rep. – Delaware Twp. – 23.89 acres from I to PRD

4.) VARIANCES

- Michael Rohrer – Route 61 CAD – Kingston & Porter Twp.’s – 4 lot CAD
- Webster Bldg. – Stirling Lakes – Trenton Twp. – 6 lot CAD

5.) SUBDIVISION PROJECTS

Preliminary

- | | <u>Township</u> | <u>Lots/Acres</u> |
|-------------------------|-----------------|------------------------|
| • Evans Farm, Section 4 | Berlin | 125 lots / 42.81 acres |
| • Garrabrant CAD | Harlem | 2 lots / 12.62 acres |
| • Porshi | Orange | 19 lots / 09.68 acres |

Preliminary/Final

- | | | |
|--|--------|-----------------------|
| • Creekside Industrial Park,
Lots, 8302, 8303, 8304, Div #1 | Orange | 3 lots / 29.299 acres |
|--|--------|-----------------------|

- Director’s Report
 - 1.) **County Trail Committee** – Received 6 applications for next round of funding. Committee meeting next Wednesday to discuss and then recommend applications to Commissioners;
 - 2.) **Ohio APA Conference** – this virtual conference is going on over the course of four weeks in October with videos available live and then afterward. Jonathan and I are both attending;
 - 3.) **Training Conferences** – Conversations with Pete Griggs on doing some video training for Zoning Commissions and BZAs, possibly using Zoom, since in-person training may be limited even in 2021;
 - 4.) **2020 Census** – Some activities ended on October 5th, some extended to the 15th and then 31st. Delaware and Summit counties were the most effective at self-response. Report rate for the whole state is now at 99.9%. I contacted Chad with the Census Bureau to discuss presenting to the Commissioners and he suggested we wait until November at the earliest;
 - 5.) **GIS/Website initiatives:**
 - **Historic data** – (continuing) Working to combine various data sources for historical signs, historic preservation areas, information from the state historic preservation resource, as well as local organizations into one spatial database for mapping;
 - 6.) **Liberty Township** – attended joint Trustee/Zoning Commission meeting to discuss future planning work along Sawmill Parkway;
 - 7.) **Troy Township** – forwarded amendments to Zoning Commission from last year to restart the process;
 - 8.) **Village of Galena** – attended virtual meeting to discuss final week of Census and encourage completion;
 - 9.) **Delaware Township** – attended trustee meeting to discuss minor zoning amendments, possible larger cleanup of code;

- 10.) **Berlin Township** – attended virtual meeting regarding list of permitted uses in proposed overlays;
– also met with resident group working toward a list/map of township trail priorities;
- 11.) **Harlem Comp Plan** – Jonathan is almost complete with Comprehensive Plan update;
- 12.) **Participated in meetings:**
 - **MORPC Transportation Advisory Committee** – September 30 (October meeting);
 - **Various COVID-19-related meetings** by the County, Health District, and other sources.
- 2021 Budget – 1st Review

Mr. Sanders presented a proposed budget that used actual and predicted revenue and expenses for 2021.

The proposed budget includes:

- 1.) Projected platting revenue is conservative at \$150,000;
- 2.) Salaries: 3% increase, Staffing includes an intern for 36 weeks;
- 3.) Health Insurance rates were provided by the County Administrator (10% increase);
- 4.) Materials and supplies are conservative estimates, there are no significant expenses anticipated for 2021;
- 5.) Services and Charges include the ongoing Trakit software maintenance, estimated moving expenses and funds for RPC hosted conferences;
- 6.) Membership dues (\$199,136) were calculated with a 45¢ per capita credit for those jurisdictions that are current, applied to the existing \$1.04 per capita dues amount (additional reduction of 15¢ per capita for one year);
- 7.) Projected carry forward to 2022 - \$846,965.

The full Commission will discuss this draft budget at the October RPC meeting. The Executive Committee will consider input at that meeting and prepare a recommendation to be presented at the November RPC meeting for a vote.

- 2021 DCRPC meeting schedule -

The proposed meeting schedule for 2021 was presented. All meetings are scheduled for the last Thursday of each month except for November and December due to holiday's.

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

Having no further business, Mr. Merrell made a motion to adjourn the meeting at 11:00 a.m. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Tuesday, November 10, 2020 at 1:30 p.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)

02-17 Northstar, Sec. 1, Ph. B – Berkshire Twp. - 52 lots / 20.98 acres

Conditions

Applicant: Northstar Residential Development
Subdivision Type: Planned Residential
Location: east side of N. Galena Rd., north of Bent Tree Rd.
Zoned: Planned Residential District (PRD)
Preliminary Approval: 01/26/17
Utilities: Del-Co Water, central sanitary sewer
School District: Big Walnut
Engineer: EMH & T

Staff Comments

Northstar, Section 1, Phase B is a 52-lot residential subdivision as part of the Northstar larger golf resort development with frontage on North Galena Road. The lots average .31 acres with typical dimensions of 80 feet wide by 130 feet deep.

The main road enters the site from the west and ends at the eastern edge of the property. One cul-de-sac near the entrance extends north, and a loop road provides additional frontage on the eastern end. Another cul-de-sac extends north from the loop road, and a stub is provided to the south for future connections.

One reserve is being created for open space. It is a 0.5-acre parcel located on the south side of the main road near the center, and will contain existing wetlands.

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 **Northstar, Section 1, Phase B** to the DCRPC.

Commission / Public Comments

Mr. Boysel made a motion for Final Approval of Northstar, Section 1, Phase B. Mr. Benton seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

06-17.2 Northlake Woods, Sec. 2 – Berkshire Twp. - 47 lots / 11.43 acres

Conditions

- Applicant:** Homewood Corp.
- Subdivision Type:** Single Family Residential
- Location:** East of Cormorant Dr., north of Greenwood Dr.
- Zoned:** PMUD
- Preliminary Approval:** 02/23/17
- Utilities:** Del-Co Water, central sanitary sewer
- School District:** Olentangy
- Engineer:** CESO

Staff Comments

Northlake Woods is a 90-lot single-family subdivision which takes access from 3 B's and K Road and from the planned extension of Fourwinds Drive coming from the south.

Section 2 of Northlake Woods consists of 46 single-family lots on the eastern half of the development. The proposed lots average 0.17 acres each, and have typical dimensions of 52 feet wide by 130 feet deep. Quailview Drive is extended and curves north to intersect with Whimbrel Lane providing the frontage for the lots.

A road stub is provided to the property to north to accommodate future developments, and 1.38 acres of open space is included as well.

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 Woods, Section 2** to the DCRPC.

Commission / Public Comments

Mr. Boysel made a motion for Final Approval of Northlake Woods, Section 2. Mr. Benton seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

28-19.2 T Piatt Preserve, Section 2 – Berlin Twp. - 22 lots / 19.159 acres

Conditions

Applicant: Westport Homes

Engineer: Watcon

Staff Comments

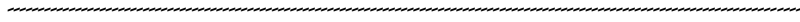
The applicant has requested a second 30-day tabling in order to finalize issues related to bonding and signature requirements.

Staff Recommendation

Staff recommends *Approval* of a 30-day Tabling of Piatt Preserve, Section 2 to the DCRPC.

Commission / Public Comments

Mr. Boysel made a motion for Approval of a 30-day Tabling of Piatt Preserve, Section 2. Mr. Benton seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.



27-19.1 Liberty Grand Communities, Sec. 1 – Liberty Twp. - 9 lots / 280.328 acres

Conditions

Applicant: Liberty Grand LLC

Subdivision Type: Residential Community

Location: South of Hyatts Rd., west of Sawmill Parkway

Zoned: POD-18B

Preliminary Approval: 10/24/19

Utilities: Del-Co Water, central sanitary sewer

School District: Olentangy

Engineer: EMH & T

Staff Comments

Liberty Grand Communities, Section 1, is the first section of the Liberty Grand Communities development. This section essentially creates the spine road that travels through the Liberty Grand Communities and Liberty Grand District developments. Additionally, the lots upon which the future sections will be built are established in this section.

Most improvements have been made and the construction of Liberty Grand Boulevard is generally complete. All future sections and phases of this development will require a review and re-platting of the lots created herein.

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 Liberty Grand Communities, Section 1 to the DCRPC.

Commission / Public Comments

Mr. Boyssel made a motion for Final Approval of Liberty Grand Communities, Section 1. Mr. Benton seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

30-19.1.A Liberty Grand District, Sec. 1, Ph. A – Liberty Twp. - 24 lots / 14.539 acres

Conditions

- Applicant: M/I Homes
- Subdivision Type: Planned Residential Community
- Location: West side of Liberty Grand Blvd., north of Eagle’s Landing Dr.
- Zoned: POD-18B
- Preliminary Approval: 11/21/19
- Utilities: Del-Co Water, central sanitary sewer
- School District: Olentangy
- Engineer: EMH & T

Staff Comments

Liberty Grand District is located on the east side of Steitz Road between Home Road and Hyatts Road. The Liberty Grand District development falls under the POD-18B zoning in Liberty Township and is broken into 5 subareas; A, B, C, D, and F. Subarea F, under the zoning classification, is a non-buildable area and designated as open space only.

This application is for Phase A of Section 1 which consists of 24 single-family lots along Eagle’s Landing Drive. Eagle’s Landing Drive provides the access into this section from Liberty Grand Boulevard. The proposed lots average .17 acres and range between 52 feet and 55 feet wide by 125 feet deep.

Four open space areas are included, totaling 7 acres. Those are located along Liberty Grand Boulevard, at the intersection of Steitz Road and Eagle’s View Landing, and a small narrow strip behind the proposed lots in this phase. Most improvements are being bonded.

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 Liberty Grand District, Section 1, Phase A to the DCRPC.

Commission / Public Comments

Mr. Boyssel made a motion for Final Approval of Liberty Grand District, Section 1, Phase A. Mr. Benton seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

30-19.1.B Liberty Grand District, Sec. 1, Ph. B – Liberty Twp. - 26 lots / 5.5 acres

Conditions

Applicant: M/I Homes
Subdivision Type: Planned Residential Community
Location: South side of Eagle’s Landing Dr., east and west side of Dulles Dr.
Zoned: POD-18B
Preliminary Approval: 11/21/19
Utilities: Del-Co Water, central sanitary sewer
School District: Olentangy
Engineer: EMH & T

Staff Comments

This application is for Phase B of Section 1 which consists of 26 single-family lots along Dulles Drive, an intersecting street with Eagle’s Landing Drive in Phase A. Dulles Drive provides the access into this section and provides all of the frontage for the proposed lots. The lots average .17 acres and range between 44 feet and 52 feet wide by 125 feet to 130 feet deep; similar to the lots in Phase A. No open space is included in this Phase. Most improvements are being bonded.

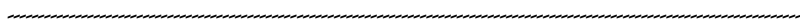
The applicant has presented to the RPC Office a Final Plat (mylar) signed by the various County agencies, a requirement for Final approval.

Staff Recommendation

Staff recommends *Final Approval* of Liberty Grand District, Section 1, Phase B to the DCRPC.

Commission / Public Comments

Mr. Boyssel made a motion for Final Approval of Liberty Grand District, Section 1, Phase B. Mr. Benton seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.



30-19.2.A Liberty Grand District, Sec. 2, Ph. A – Liberty Twp. - 34 lots / 17.748 acres

Conditions

Applicant: M/I Homes
Subdivision Type: Planned Residential Community
Location: East side of Liberty Grand Blvd., north of Home Rd.
Zoned: POD-18B
Preliminary Approval: 11/21/19
Utilities: Del-Co Water, central sanitary sewer
School District: Olentangy
Engineer: EMH & T

Staff Comments

This application is for Phase A of Section 2 which consists of 34 single-family lots along Shoal Way and

Celebration Drive. Shoal Way provides the access into this section from Liberty Grand Boulevard near Steitz Road, and intersects with Celebration Drive. The proposed lots average .13 acres with a typical lot size of 40 feet wide by 125 feet deep.

Two open space areas are included, totaling 11.14 acres. Those are located along Liberty Grand Boulevard, on either side of Shoal Way. The open spaces consist largely of an electric powerline easement which will have a multi-use path running along it. Most improvements are being bonded.

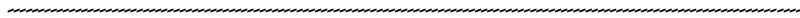
The applicant has presented to the RPC Office a Final Plat (mylar) signed by the various County agencies, a requirement for Final approval.

Staff Recommendation

Staff recommends *Final Approval* of **Liberty Grand District, Section 2, Phase A** to the DCRPC.

Commission / Public Comments

Mr. Boyssel made a motion for Final Approval of Liberty Grand District, Section 2, Phase A. Mr. Benton seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.



30-19.2.B Liberty Grand District, Sec. 2, Ph. B – Liberty Twp. - 19 lots / 3.494 acres

Conditions

- Applicant: M/I Homes
- Subdivision Type: Planned Residential Community
- Location: East side of Shoal Way, north and south side of Celebration Drive
- Zoned: POD-18B
- Preliminary Approval: 11/21/19
- Utilities: Del-Co Water, central sanitary sewer
- School District: Olentangy
- Engineer: EMH & T

Staff Comments

This application is for Phase B of Section 2 which consists of 19 single-family lots along Celebration Drive. The extension of Celebration Drive from Phase A of the same section provides the access into this phase. The proposed lots average .14 acres with a typical lot size of 42 feet to 48 feet wide by 125 feet to 130 feet deep; similar to the lots in Phase A. No open space areas are included in this phase. Most improvements are being bonded.

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 **Liberty Grand District, Section 2, Phase B** to the DCRPC.

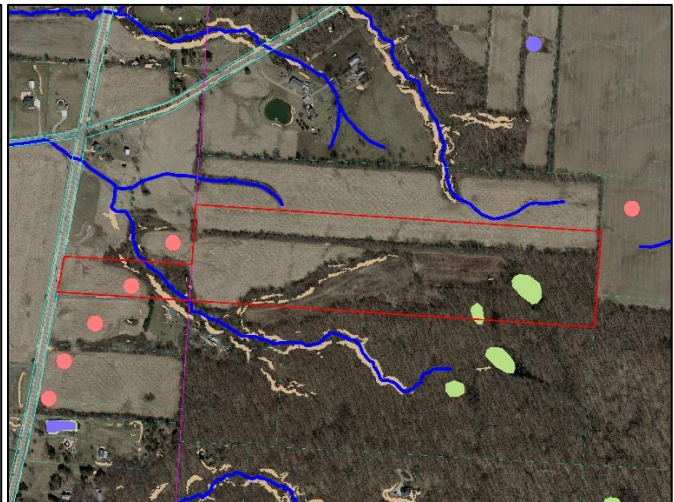
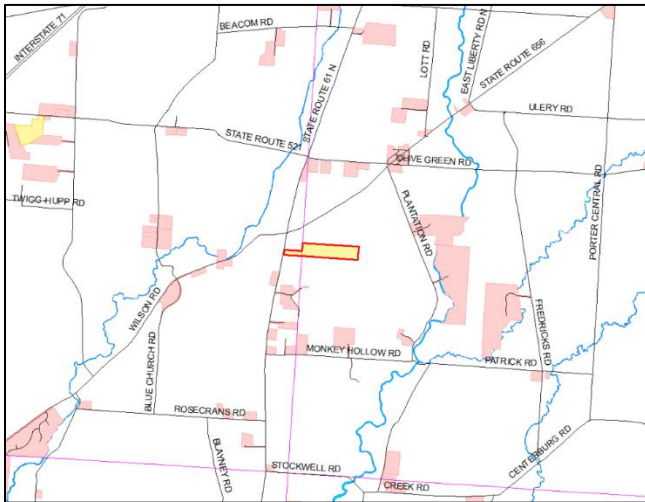
Commission / Public Comments

Mr. Boyssel made a motion for Final Approval of Liberty Grand District, Section 2, Phase B. Mr. Benton seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VARIANCES

19-20.V Michael Rohrer – Route 61 CAD – Kingston & Porter Twp.’s – Sec. 306.02

Applicant: Michael Rohrer
Consultant: Gandee & Assoc.



RPC#19-20.V
Michael Rohrer/Route 61 CAD
Requesting 4 lots on a CAD
Kingston/Porter Twps.



I. Request

The applicant is requesting a variance from Section 306.02 of the Delaware County Subdivision Regulations for Route 61 CAD to permit up to five lots on a Common Access Driveway.

The proposed CAD is on the east side of SR 62, south of SR 656 in Kingston and Porter Townships.

II. Facts

1. The applicant seeks to create a five-lot subdivision, utilizing a Common Access Driveway;
2. The site is approximately 38 acres with 225' of frontage;
3. A CAD would enter the site and travel east, providing frontage for five lots;
4. The land is zoned A-1 (Farm Residence, Porter Twp., 2 ac. min.) and FR-1 (Farm Residence, Kingston Twp., 1.95 ac. min.);
5. Del-Co Water is available to the site with an existing 12" line running across the frontage of the site;
6. Relevant section of the Subdivision Regulations:

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

Applicant statement: “This letter is to officially request a variance to Section 306.02 of the Delaware County Subdivision Regulations established February 15th, 2018. Our private purchasing group respectfully requests to allow four (4) buildable lots to be accessed by a Common Access Drive (CAD) on Porter Township parcel #51630002096000, as depicted in the enclosed sketch previously presented at the August 13th, 2020 Delaware County Sketch Review meeting.

Related to this project, although not part of this variance request, we have also included correspondence with Kingston Township Zoning, allowing the front Kingston Township lot (adjacent to Route 61) to remain existing non-conforming lot that can be accessed from the CAD.”

III. Criteria For Variance

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

Applicant’s response: “Our project plan is to create 4 buildable lots for the personal/private residences of the purchasing group to be accessed from a basic CAD. We do not foresee any detriment to the health, safety and welfare and of other parties.”

Staff Comments: Staff agrees that there does not seem to be a detriment to public health, safety, or welfare to others. However, the drawing includes a 5th lot in Kingston Township.

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

Applicant’s response: “Yes, we are only seeking variance to increase the number of lots from 3 to 4 off of a CAD for Porter Twp parcel #51630002096000.”

Staff Comments: Applicant’s response does not seem sufficient to determine that the request is unique to the property.

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

Applicant's response: *“Based on our purchasing arrangement and parties involved, if the variance is not granted to increase the number of Porter Twp. lots off of the CAD from 3 to 4, we will likely re-consider purchase of the property.”*

Staff Comments: Applicant's response does not seem to indicate that the physical surroundings, shape, or characteristics of the property would result in a particular hardship to the owner. Based on the shape of the lot, and available road frontage, staff is in favor of shifting one of the permissible additional “frontage” lots to the number of CAD frontage lots.

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

Applicant's response: *“Based on feedback received during Sketch Review meeting as well as additional conversations, our project plan seems to meet the desired development ideas of the surrounding area. We will continue to meet the jurisdictional guidelines and regulations moving forward through future project phases.”*

Staff Comments: All proposed lots appear to conform to the Township's zoning resolution regarding lot area and frontage. The property is zoned for large lot development which will be maintained in this request. Additionally, the variance does not appear to alter the intent and purpose of the use of CADs.

Overall Staff Comments: The request to build a CAD in this location could be questionable, as there is a potential for a more traditional planned development in the future at this location. However, Staff is aware that considerable wooded areas and wetlands exist along the southeastern half of the property, in addition to a drainage course which runs along the Kingston Township portion of the development and extends into the property to the south. These critical/natural resources, which are desired to be preserved throughout the County, are a hindrance to the future development potential of the property as a traditional planned subdivision. As such, the property may be better suited to use a CAD in order to incorporate the natural resources into the yards of the properties and limit the disturbance to the stream/drainage course, and wooded areas/wetlands.

The current parcel in Kingston Township is a legal, non-conforming lot at 4.4 acres, with 227 feet of frontage where 250 feet is required. When that lot is incorporated into the CAD, it must meet requirements as a new lot or be incorporated into the first lot in Porter Township.

IV. Staff recommendations

DCRPC staff recommends *Approval* of the variance request by Michael Rohrer from Sec. 306.02 for **Route 61 CAD** for a total of 5 lots on a CAD (one in Kingston Township and 4 in Porter Township) based on the Findings of Fact.

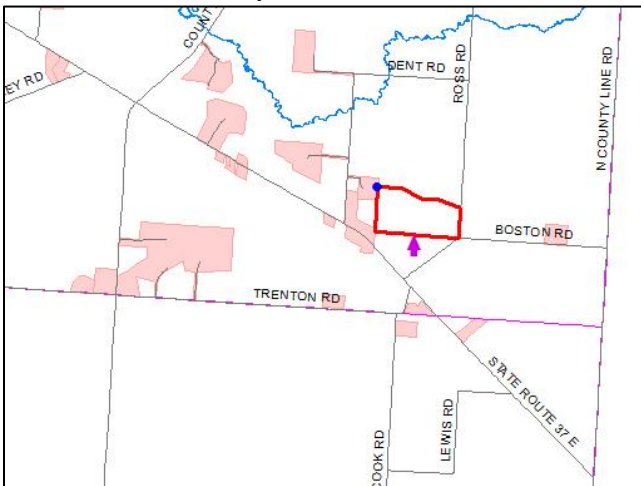
Commission / Public Comments

Mr. Michael Rohrer was sworn in. He asked if a Kingston Twp. representative was present at the meeting and if they would be amenable to the project. Chairman Stites stated that he represents Kingston Township and they are supportive of this request.

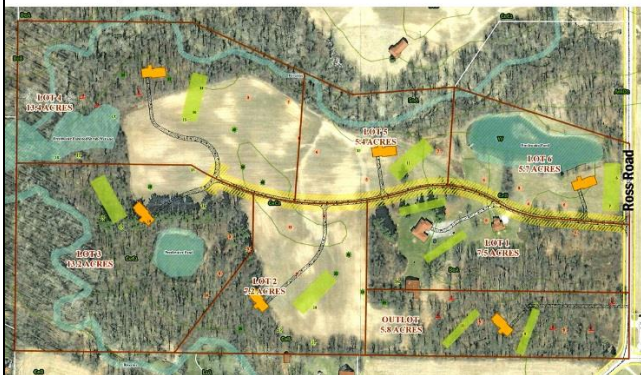
Mr. Boyssel made a motion to Approve the variance request by Michael Rohrer from Sec. 306.02 for Route 61 CAD for a total of 5 lots on a CAD (one in Kingston Township and 4 in Porter Township) based on the Findings of Fact. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

10-20.V Webster Building Co. – Stirling Lakes CAD – Trenton Twp. – Sec. 306.02

Applicant: Webster Building Company Inc.
Consultant: Joe Clase, Plan 4 Land



RPC#10-20.V
Webster Building Co./Stirling Lakes
Requesting 6 lots on a CAD
Trenton Twp.



I. Request

The applicant is requesting a variance from Section 306.02 of the Delaware County Subdivision Regulations

for Stirling Lakes CAD to permit up to six lots on a Common Access Driveway.

The proposed CAD is on the west side of Ross Road, north of Boston Rd.

II. Facts

1. The applicant seeks to create a six-lot subdivision, utilizing a Common Access Driveway;
2. The site is approximately 58 acres with 820' of frontage;
3. A CAD would enter the site and travel west, providing frontage for six lots;
4. The land is zoned RR (Rural Residential), with a minimum 3-acre lot size;
5. The submitted plan indicates that a lot will be divided utilizing the No Plat process prior to platting;
6. Del-Co Water is available to the site with an existing 12" line running across the frontage of the site;
7. Relevant section of the Subdivision Regulations:

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

Applicant statement: “The CAD will be privately owned and maintained accessing two (2) lots with legal frontage on Ross Road and four (4) additional lots with frontage on the CAD. This subdivision will include the division of Delaware County Parcel #416-440-02-008-001 into seven (7) total lots with one of those lots being surveyed off and split prior to final plat approval of the subdivision.

The site is best served by a Common Access Driveway because:

- 1) Surrounding topography limits the ability to seek road connections to surrounding lands;
- 2) The owner can do at least three (3) lot splits on this property with individual frontage;
- 3) The CAD would provide a safe and single access point on Ross Road;
- 4) The property is adequate in width and configuration to allow for uniformly configured lots;
- 5) The perimeter lot line is wooded and provides a nice backyard buffer;
- 6) Lot geometry makes it unfeasible to build a public or private street without unnecessary expense;
- 7) There was a development approved in 2007 with more lots, but the change in septic rules in the cost of the road development proved to be cost prohibitive in yielding a reasonable return;
- 8) There are no current or foreseeable plans to develop adjoining properties;
- 9) Developing a public road on any of the adjoining properties will be cost prohibitive as well;
- 10) There is no existing street system to continue;
- 11) Developing a street system with adjoining properties in the future would likely result in the same number of access points on Ross Road;
- 12) The use of a CAD subdivision will be in accordance with the objectives of all adopted plans for the area;
- 13) The CAD subdivision will be served adequately by public water and provide for hydrant improvements, while lot splits will not; and
- 14) The use of a CAD subdivision will better serve to secure and provide for adequate and convenient open spaces for traffic, utilities, access, recreation, light and air, and for the avoidance of population congestion.”

III. Criteria For Variance

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

Applicant's response: *"This proposal provides for a single access point on Ross Road with improvements to the existing driveway built to a safety standard far in excess of what common residential driveways are built to. Platting a six (6) lot CAD versus a five lot CAD will permit for a more thorough review by county and township officials, including the fire department. With five (5) lots on a CAD Platting a larger residual outlot may result in a future request for a second CAD that should be avoided."*

Staff Comments: The subject proposal is not directly detrimental to the public health, safety and welfare, and it does not appear to be injurious to other property. The site would allow a 5-lot CAD to conform to all requirements. But the plan still shows the creation of an outlot.

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

Applicant's response: *"Platting additional road right-of-way and meeting necessary engineering standards for a public street in this project would reduce lot sizes, remove unnecessary trees, require substantial regrading and limit suitable sites for on-site systems. Central sewer is not available in the foreseeable future."*

Staff Comments: The aforementioned conditions are not adequate in terms of fulfilling criteria for a variance. The aforementioned items are inconveniences to developing and not unique to this property.

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

Applicant's response: *"This site contains numerous critical resources including wetland and ponds that are worth preserving. It is not likely that lot sizes generally over 5 acres will be maintained without pressures for future lot splits. It is worth planning this development for capacity versus limiting development potential or promoting a public street that may result in more buildable lots than are right for this site. While it does not observe conservation standards specifically, we feel the proposal allows for ultimate preservation of open space. In exchange for granting the variance the owner would be open to a conservation easement over substantial portions of each lot."*

Staff Comments: While this response does not indicate any hardship would result from conforming to the applicable number of lots, the revised request does improve the consideration for the resources on the property by proposing conservation easements.

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

Applicant's response: "This proposal is otherwise entirely compliant with the standards of the Trenton Township Zoning Resolution with every lot having at least 250 feet of frontage on the CAD and other applicable regulations."

Staff Comments: Staff generally agrees. However, staff feels the natural resources would be better preserved with a conservation-style subdivision as initially identified for the property.

Overall Staff Comments: A conservation-style subdivision would result in a more desirable development on the property. However, this amended request does a better job of preserving the natural resources than the previous proposal. Creating a No Plat lot and thus an additional access point is still not preferable. Staff and the consultant discussed incorporating that lot into the proposal while resulting in no more than 6 lots on the CAD.

IV. Staff recommendations

DCRPC staff recommends *Conditional Approval* of the variance request by Webster Building Co. Inc. from Sec. 306.02 for **Stirling Lakes CAD** for 6 lots on a CAD based on the Findings of Fact, *subject to the following conditions:*

- 1) *The lot shown on the diagram as split by NPA must be incorporated as one of the six lots; and*
- 2) *The applicant continues to work with Regional Planning during the Preliminary Plan phase in identifying which portions of the property are most important to preserve with conservation easements.*

Commission / Public Comments

Mr. Joe Clase, Plan 4 Land was present to represent the applicant. He was sworn in by Mr. Stites.

Chairman Stites stated that the Commission has been seeing more variances for additional lots on CAD's due to the cost of installing a private road. He explained that RPC staff would be meeting with other County agencies to look into the CAD standards and determine if changes could be made. He questioned the conservation easement and what it would entail. Mr. Clase stated that the applicant would include language on the plat to preserve the tree area with either a no build or no disturb area. Their intent is to preserve the pond, streams and ravines. When asked if a note could be added to eliminate future request for splitting the larger lots, he agreed to a plat not stating no further subdivision of the lots.

Mr. Irvine expressed concern with maintenance issues on CAD's with larger number of lots and homeowners not realizing they are private and not public roads.

Mr. Weade stated that he had walked this property in the past and believes it is an excellent use for a CAD.

Ms. Noble asked if the Fire Department weighs in on CAD construction. Mr. Sanders stated that the fire department is asked for their comments at the preliminary plan stage, also the County Engineer seeks approval from the Fire Department prior to final engineering.

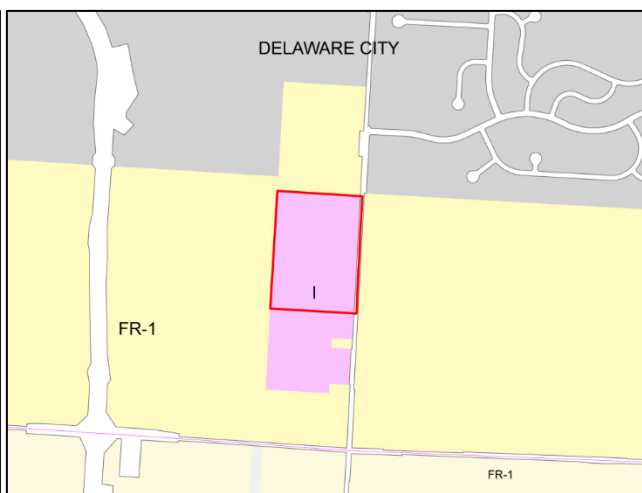
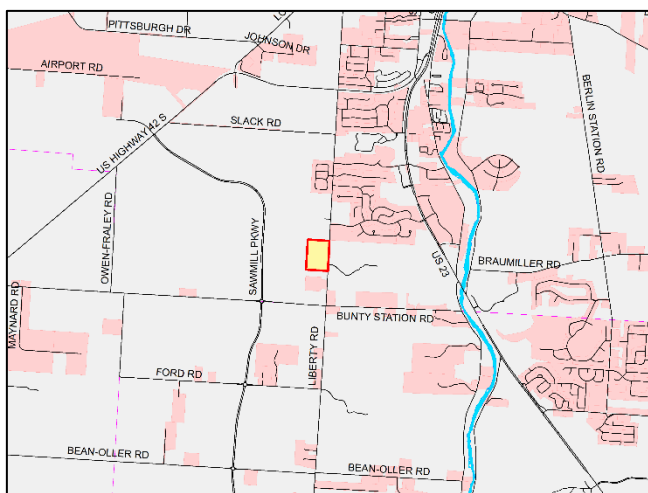
Mr. Weade made a motion for Conditional Approval of the variance request by Webster Building Co. Inc. from Sec. 306.02 for Stirling Lakes CAD for 6 lots on a CAD based on the Findings of Fact, subject to staff comments including:

- 1) *The lot shown on the diagram as split by NPA must be incorporated as one of the six lots; and*
- 2) *The applicant continues to work with Regional Planning during the Preliminary Plan phase in identifying which portions of the property are most important to preserve with conservation easements.*

Ms. Noble seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

ZONING MAP/TEXT AMENDMENTS

24-20 ZON Shirley McCormick, Rep. – Delaware Twp. – 23.89 acres from I to PRD



RPC#24-20sub
Shirley McCormick
Shakti Dhara Ridge
23.98 ac./I to PRD
Delaware Twp.





Request

The representative for the applicant, Shirley McCormick, is requesting a 23.89-acre rezoning from I to PRD for the development of a “high-quality mixed-use residential development”.

Conditions

Location: west side of Liberty Rd., south of Hawthorn Blvd.

Present Zoning: Industrial (I)

Proposed Zoning: Planned Residential (PRD)

Present Use(s): One single-family house

Proposed Use(s): 170 residential unit development

Proposed Density: 7.29 du/acre

School District: Olentangy

Utilities Available: Del-Co Water and Delaware City sanitary sewer

Critical Resources: none

Soils: BoA, PwA, GwB

Introduction

This is an application for a rezoning in conjunction with a development plan for a property located in Delaware Township. The property is on the west side of Liberty Road across from the Stratford Ecological Preserve, and would change the zoning classification of the property from Industrial to Planned Residential District. The submitted development plan includes three subareas that, together, create a mix of single-family, townhome, and two-story apartment units.

Subarea A contains 40 single-family units that have a typical lot size of 50 feet by 120 feet which results in a subarea density of 3.19 units per acre. Subarea B consists of 66 townhome units for a subarea density of 10.25 units per acre, and Subarea C has 64 units in two-story apartment buildings which results in a subarea density of 14.75 units per acre.

Open space in the development totals 5.62 acres, more than double that which is required. Sidewalks are provided on both sides of all streets, and each subarea contains a centralized square with walking paths.

Process: The application form is set up as an Application for Zoning Change to the Board of Zoning Appeals. This should be a request for a map amendment with the approval of a development plan that must go to the Zoning Commission and then the Trustees. The Township needs to ensure this request follows the proper process.

Comprehensive Plan

Delaware Township does not have a Comprehensive Plan with which to guide rezoning and development proposals. This site is zoned Industrial but undeveloped and RPC staff doesn't have a history of how the site received this zoning. Despite being next to the railroad, a residential use is probably more appropriate than an industrial development.

The proposal is a standalone development that is rather out of character for the immediate surroundings. This section of Liberty Road does have a variety of unusual impacts, including an Ohio Edison substation across the railroad to the west, a "Northern Ohio Telephone" parcel with utility building directly north, then the township hall with Delaware City bus storage beyond. Stratford Woods to the northeast is a typical single-family suburban development with some very deep lots providing a buffer against Stratford Ecological Park. The closest multi-family developments are north of U.S. 42.

Issues

Density Incentives: The maximum overall density is set in the PRD language of the Zoning Resolution at six units per acre with two additional units per acre permitted as incentives when property is:

- 1) Directly adjacent and easily accessible to major thoroughfares, and
- 2) Directly adjacent and easily accessible to publicly controlled and maintained community recreational facilities.

Liberty Road, which provides the access to property could be considered a major thoroughfare, despite being only two lanes. Regarding community recreational facilities, Delaware Township Community Park is nearby, but not immediately adjacent, and Stratford Ecological Preserve is adjacent, but not publicly controlled. This may provide a barrier to obtaining the required incentives to conform to the density requirements.

Noise: The property is adjacent to an active railway. The proposal appears to preserve the existing tree line along the railroad, but the inclusion of earthen mounds could help alleviate noise nuisances from the railroad for the residents.

Utilities: A letter is included from the City of Delaware's department of public utilities that water and sewer services "are permitted." Systems would need to be extended, but capacity is available. The letter further states "This service is being provided as an assumed out of City service connections, with all considerations of such within City Codified Ordinances being applicable."

Traffic: A traffic MOU is provided but a study has not been completed yet which would show the improvements required along Liberty Road. The Township should expect widening and some combination of turn lanes required as part of the County Engineer's review.

Divergences

Three divergences are requested:

1. A divergence is requested from Section 21.03 to reduce the spacing requirement for principal structures from 25 feet to 10 feet.

Staff Comment: The applicant has indicated that despite the reduction, all applicable building code requirements for fire safety will be upheld. Since safety precautions will be adhered to, staff would support this divergence, but the decreased setback is the result of 50-foot lot widths. For comparison, lots in Stratford Woods measure at 70-feet of frontage and lots in Kesslebrooke Station are at 60-feet. Both are in the City of Delaware but establish the character of the area. Staff also requests that noise considerations be taken into account when selecting materials and standards for exterior walls and windows.

2. A divergence is requested from Section 11.06(A) to increase the number of maximum units on a single acre from 6 units (plus incentive units) for single-family, 12 units for townhouses, and 18 units for two-story apartments to allow for the proposed layout of units and structures in the submitted development plan.

Staff Comment: Regulations regarding the overall number of units on any single acre are designed to prevent the overloading of units on a property. Staff commends the applicant for proposing a creative building type, but the style and density seem better suited for an infill urbanized area than this specific area. In the development plan, each subarea is organized around squares which aggregates units on the perimeter of their respective subarea, artificially increasing the units on a singular acre. The multi-family areas could provide a tax benefit, since the taxes produced typically exceed the service costs of local schools. Since the justification for the incentive units is questionable, staff would recommend a lower density model, particularly within the multi-family areas which would reduce the need for a divergence from 11.06(A).

3. A divergence is requested from Section 11.06(D) to decrease the required living area for the multi-family units to 650 square feet (from 800) for one-bedroom apartments, 850 square feet (from 900) for two-bedroom apartments, and 900 square feet (from 1,000) for three-bedroom apartments.

Staff Comment: Staff does not support this request. The required square footages are not substantially different from the ones requested. While many of the county's zoning resolutions come from the same original document, the density allowed in Delaware Township's code is almost archaic in that over the years many townships have reduced their PRD densities and moved multi-family to separate districts. If the applicant wants to maximize the density allowed in the code, then the other standards should be adhered to.

Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Shirley McCormick, Rep. from I to PRD to the DCRPC, Delaware Twp. Zoning Commission and Delaware Twp. Trustees, subject to:

- 1) Limiting the density to 6 units per acre overall;
- 2) Increasing single-family lot widths to 60 feet;
- 3) Amending the multi-family areas to decrease the need for the divergence request for number of units on a single acre; and

- 4) Utilizing the square footage requirements listed in the Zoning Resolution.

Commission / Public Comments

Mr. Gary Smith with G2 Planning was present to represent the applicant. He explained that the applicant’s intent was to create a nice, functional neighborhood mixed residential types to serve a variety of lifestyle needs, to create a walkable community centered on well-designed greenspaces with a density to support a clubhouse, pool and pond area. Mr. Smith agreed to eliminate the square foot divergence request as a larger square footage is probably more desirable.

Mr. Irvine asked if the applicant considered a connection to the Delaware Township Park to the north. Mr. Smith stated that they would support incorporating a path along the portion of their frontage.

Ms. Noble made a motion to recommend Conditional Approval of the rezoning request by Shirley McCormick, Rep. from I to PRD subject to staff comments:

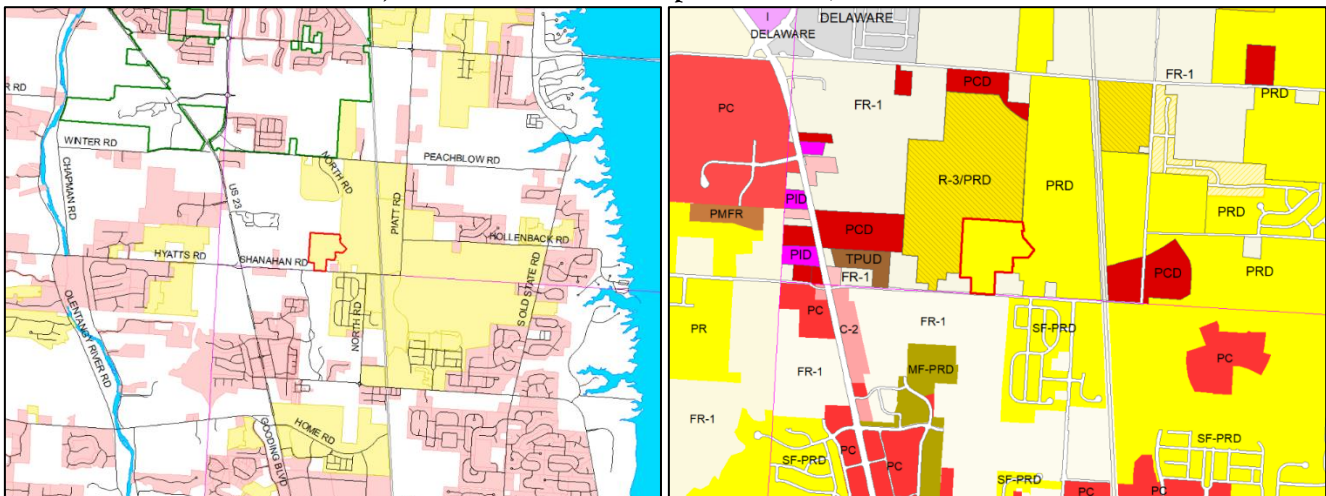
- 1) Limiting the density to 6 units per acre overall;
- 2) Increasing single-family lot widths to 60 feet;
- 3) Amending the multi-family areas to decrease the need for the divergence request for number of units on a single acre; and
- 4) Utilizing the square footage requirements listed in the Zoning Resolution.

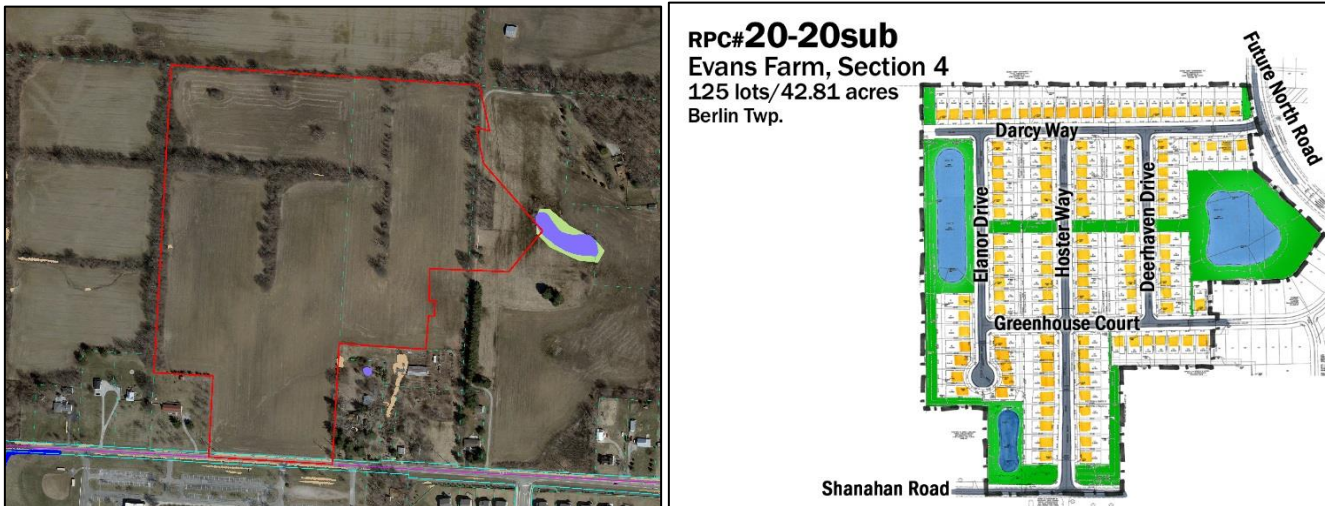
Miss Boni seconded the motion. VOTE: Majority For, 1 Opposed (Berkshire Twp.). Motion carried.

SUBDIVISION PROJECTS

Preliminary

20-20 Evans Farm, Section 4 - Berlin Twp. - 125 lots / 42.81 acres





Conditions

- Applicant:** Evans Farm Land Development
- Subdivision Type:** Planned Residential
- Location:** North side of Shanahan Rd., west of “future” North Rd.
- Current Land Use:** Vacant, former agricultural
- Zoned:** Planned Residential (PRD)
- Zoning Approval:** 02/26/17
- Utilities:** Del-Co water and central sanitary sewer
- School District:** Olentangy
- Engineer:** Terrain Evolution

Staff Comments

This is the preliminary plan for Section 4 of Evans Farm. Located at the northwest corner of Shanahan Road and North Road, Section 4 consists of 3 phases with a total of 125 lots at an overall density of 2.92 units per acre.

The development is accessed from Shanahan Road, west of North Road. A system of gridded streets is contained within providing frontage for the housing units within each phase. Two cul-de-sacs are included as well, where streets are cutoff from intersection with Shanahan Road in order to limit the number of curb cuts.

Phase A is the western most phase with 41 total lots and just under 6 acres of open space. Phase 2 is just to the east of that and has 38 lots with only a half-acre of open space. While Phase C, the easternmost phase, contains 46 lots and just under 5 acres of open space. Phase A also includes a road stub to the vacant property to the west to accommodate future connections.

All three phases contain a mix of lot sizes which range between 52 feet and 62 feet wide by 140 feet to 155 feet deep. The open space included in the development serves to buffer the development from surrounding properties, as well as stormwater management purposes. Sidewalks are included throughout, as well as a multi-use path along Shanahan Road, the future North Road extension, and through the open space in the middle of the development. Additionally, the path through the development connects with a trail that goes

around the largest of the retention ponds.

No critical/natural resources are on the property which would affect the development. One pond is existing, but it's being incorporated into one of the retention ponds.

A technical review was held on October 20, 2020, after which the applicant has addressed all of the required changes.

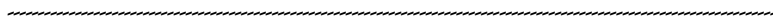
Staff Recommendation

Staff recommends *Preliminary Approval* of **Evans Farm, Section 4** to the DCRPC.

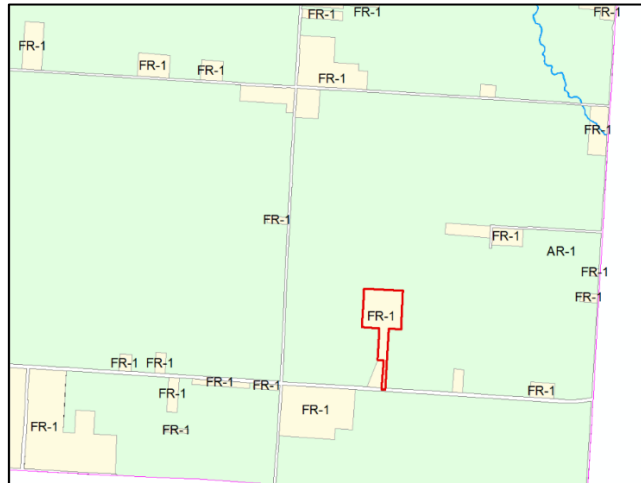
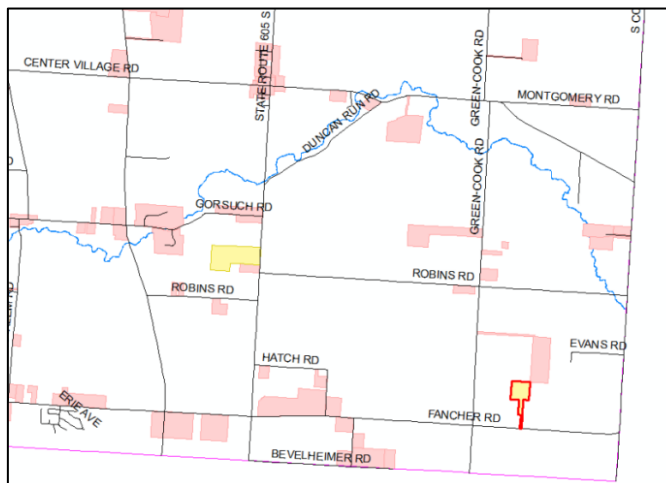
Commission / Public Comments

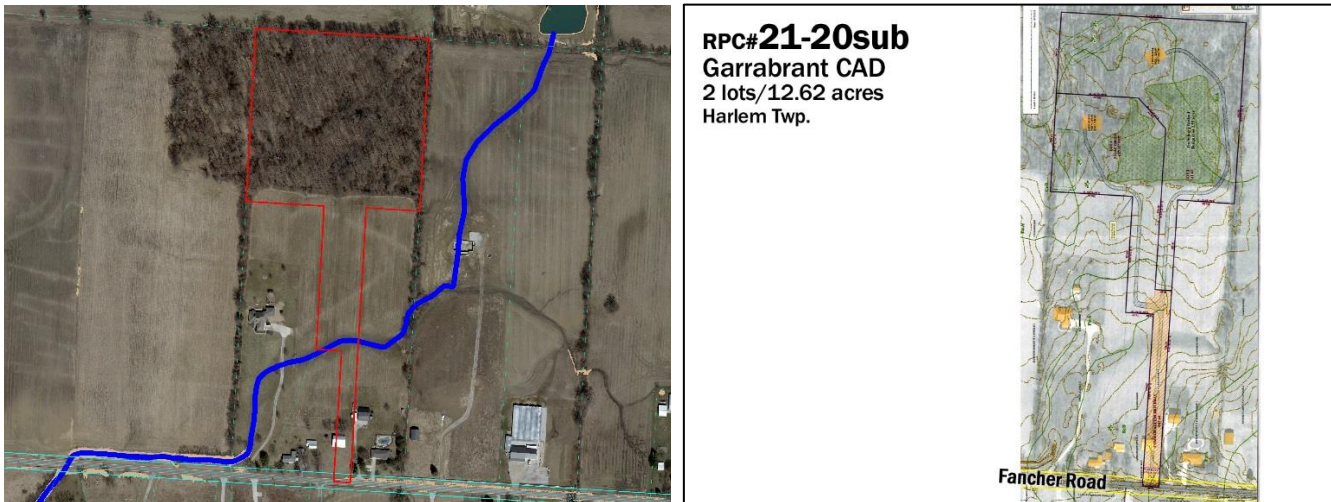
Mr. Matt Gerken with Terrain Evolution was present to represent the applicant.

Mr. Merrell made a motion for Preliminary Approval of Evans Farm, Section 4. Mr. Frommer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.



21-20 Garrabrant CAD – Harlem Twp. - 2 lots / 12.62 acres





Conditions

- Applicant:** Tamera McGinnis Trustee
- Subdivision Type:** Single family residential, CAD
- Location:** North side of Fancher Rd., east of Green Cook Rd.
- Current Land Use:** Single family house
- Zoned:** Farm Residential (FR-1)
- Zoning Approval:** 07/14/20
- 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 two-lot CAD Subdivision. The property, located on the north side of Fancher Road between Green-Cook Road and South County Line Road, is an existing lot of 16.62 acres.

The submitted plan shows the property split into two single-family residential lots, one at 7.41 acres and the other at 5.21 acre (including the 0.97-acre CAD easement).

The CAD extends north for a distance of about 675 feet from the ROW, with a passing area located about half way. The lots will have water service, and contain on-site treatment systems as wastewater lines are not currently available on the property.

A wetland was identified on the property, but the applicant will be routing the respective driveways to ensure no disturbance.

A technical review was held on October 20, 2020, after which the applicant has addressed all of the required changes.

Staff Recommendation

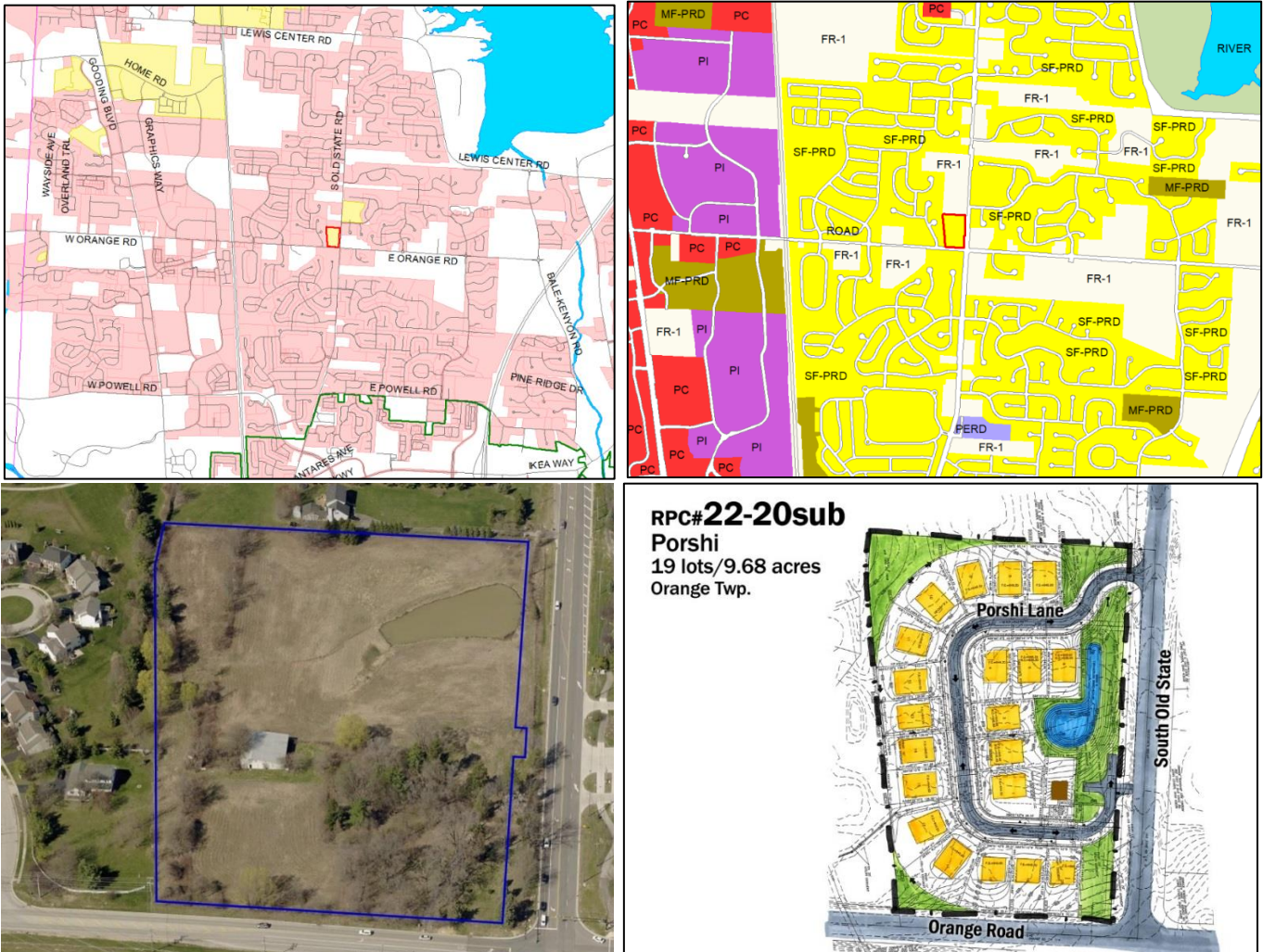
Staff recommends *Preliminary Approval* of **Garrabrant CAD** to the DCRPC.

Commission / Public Comments

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

Mr. Weade made a motion for Preliminary Approval of Garrabrant CAD. Mr. Matlack seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

22-20 Porshi – Orange Twp. - 19 lots / 09.68 acres



Conditions

- Applicant:** Porshi Development LLC
- Subdivision Type:** Single Family Residential
- Location:** West side of S. Old State Rd., north of Orange Rd.
- Current Land Use:** Vacant, former agricultural with barn and house
- Zoned:** Single Family Planned Residential (SFPRD)
- Zoning Approval:** 11/17/19
- Utilities:** Del-Co water and central sanitary sewer

School District: Olentangy
Engineer: EDB International Inc.

Staff Comments

This is the preliminary plan for Porshi, a 19-unit development. Located at the northwest corner of Orange Road and South Old State Road, Porshi consists of 21 lots in total; one of which is reserved for an alternative lot pending final engineering, and another lot reserved for a community wellness center. The development results in a density of about 1.97 units per acre, with a typical lot size of 75 feet wide and 140 feet deep.

The main entrance is accessed from South Old State Road, north of Orange Road. The development's private street turns south and then east to provide all of the needed frontage and access for the residences. An emergency access is also provided to South Old State Road between the main entrance and Orange Road.

The development is planned to be completed in one phase. Just over 2 acres of open space is included, and sidewalks are provided throughout.

No critical/natural resources are on the property which will affect the development. One pond is existing, but it's being incorporated into one of the retention ponds.

A technical review was held on October 20, 2020, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary Approval* of **Porshi** to the DCRPC.

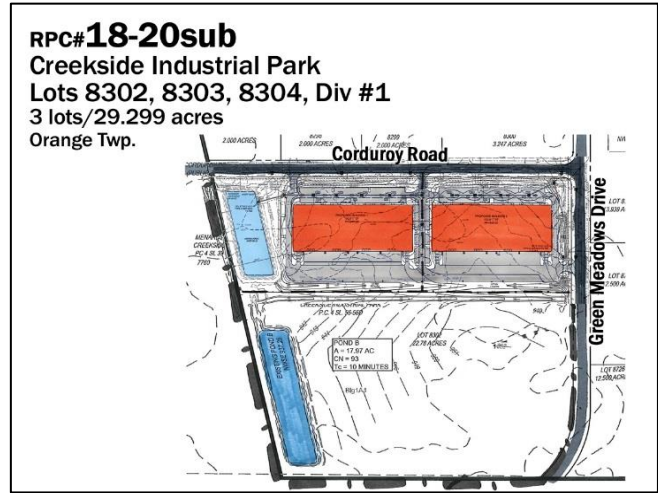
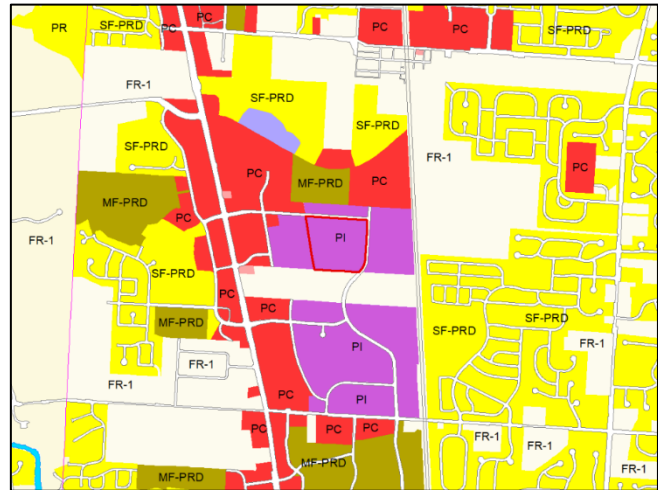
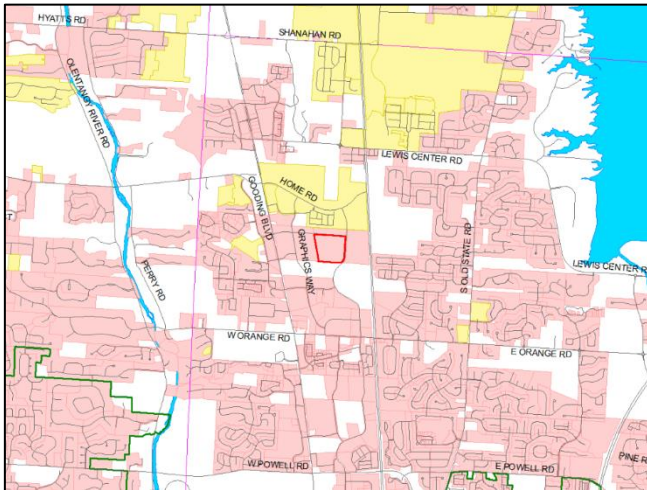
Commission / Public Comments

Mr. Andreas Chevalier, EBD International, was present to represent the applicant.

Mr. Merrell made a motion for Preliminary Approval of Porshi Subdivision. Mrs. Lewis seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Orange Twp.). Motion carried.

Preliminary/Final

18-20 Creekside Industrial Park, Lots, 8302, 8303, 8304, Div.#1 – Orange Twp. -
3 lots / 29.299 acres



Conditions

- Applicant:** Corduroy Partners LLC & Highdev II LLC
- Subdivision Type:** Commercial
- Location:** West side of Green Meadows Dr., south of Corduroy Rd.
- Zoned:** Planned Industrial (PI)
- Utilities:** Del-Co Water, central sanitary sewer
- School District:** Olentangy
- Engineer:** Kleingers

Staff Comments

This application is a combined preliminary and final platting application. Due to the simplicity of refiguring lot lines of a previously platted property, the combined process is being utilized. Lots 8302, 8303, and 8304 of Creekside Industrial Park are proposed to be realigned to accommodate the construction of two structures on Lots 8303 and 8304.

The lot line between Lot 8303 and Lot 8304 is being shifted about 90 feet to the east, while the lot line between Lot 8302 and Lot 8303/8304 is being shifted about 105 feet to the north.

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 *Preliminary and Final Approval of Creekside Industrial Park, Lots, 8302, 8303, 8304, Div. #1* to the DCRPC.

Commission / Public Comments

Mr. Kyle Weber with the Kleingers Group was present.

Mr. Merrell made a motion for Preliminary and Final Approval of Creekside Industrial Park, Lots, 8302, 8303, 8304, Div. #1. Mr. Frommer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

OTHER BUSINESS

- 2021 Budget – 1st review
 - 1.) Projected platting revenue is conservative at \$150,000;
 - 2.) Salaries: discussed at 3% increase, Staffing includes an intern for 36 weeks;
 - 3.) Health Insurance rates were provided by the County Administrator (10% increase);
 - 4.) Materials and supplies are conservative estimates, there are no significant expenses anticipated for 2021;
 - 5.) Services and Charges include the ongoing Trakit software maintenance, estimated moving expenses and funds for RPC hosted conferences;
 - 6.) Membership dues (\$199,136) were calculated with a 45¢ per capita credit for those jurisdictions that are current, applied to the existing \$1.04 per capita dues amount (additional reduction of 15¢ per capita for one year);
 - 7.) Projected carry forward to 2022 - \$846,965; and
 - 8.) Current projections and proposed expenses indicate adding approximately \$140,314 to the carry forward into 2022.

- 2021 Proposed Schedule
(sent via email)

Having no further business, Mr. Boysel made a motion to adjourn the meeting at 7:40 p.m. Mrs. Lewis seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, November 19, 2020, 6:30 PM via Zoom Meeting. Details to follow.

Dave Stites, Chairman

Stephanie Matlack, Executive Administrative Assistant