

# Delaware County Regional Planning Commission

109 North Sandusky Street  
P.O. Box 8006, Delaware, Ohio 43015  
740-833-2260 www.dcrpc.org  
Scott B. Sanders, AICP Executive Director



## *\*MINUTES\**

Thursday, April 29, 2021 at 6:30 PM  
Via Zoom Meeting

### ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of March 25, 2021 RPC Minutes
- Executive Committee Minutes of April 21, 2021
- Statement of Policy

### POLICY / EDUCATION DISCUSSION

- Consideration for approval of Resolution #01-21 Amendment to the Subdivision Regulations of Delaware County

### CONSENT AGENDA (Final Plats)

		Township	Lots/Acres
16-20.1	Evans Farm Marketplace West, Section 1, Resubdivision of lots 8884 and 8890	Orange	2 lots / 1.964 acres

### ZONING MAP/TEXT AMENDMENTS

13-21 ZON	Scioto Twp. Zoning Commission - Text amendments (Article XXIV)
14-21 ZON	Arbor Management Group - Harlem Twp. - 3.98 acres from AR-1 to PCD
15-21 ZON	MacCready/Phillips - Orange Twp. - 2.27 acres from FR-1 to SFPRD
16-21 ZON	Kelly and Michiyo Nelson - Harlem Twp. - 5.902 acres from AR-1 to FR-1
17-21 ZON	DEV Partners, LLC. - Harlem Twp. - 14.013 acres from AR-1 to FR-1

### SUBDIVISION PROJECTS

#### Preliminary

		Township	Lots/Acres
04-21	Woodtown Farms CAD	Harlem	3 lots / 34.18 acres
11-21	Woodtown Estates CAD	Harlem	3 lots / 33.71 acres
03-20	Kingston Meadows CAD	Kingston	6 lots / 23.46 acres
19-20	SR 61 CAD	Kingston / Porter	5 lots / 38.895 acres
12-21	Clarkshaw Reserve	Liberty	87 lots / 87.47 acres
03-21	T Riverwood Farm CAD	Liberty / Orange	6 lots / 51.85 acres
13-21	Olentangy Crossings, Sec. 4, Lot 7292, Div. #1	Orange	2 lots / 2.506 acres
14-21	Ravine Run (fka River Bend 2021)	Orange	14 lots / 15.8 acres
02-21	RC Lehner CAD	Radnor	4 lots / 23.787 acres
15-21	T Tranel CAD	Radnor	3 lots / 8.195 acres

### RPC STAFF AND MEMBER NEWS

- Gary Gunderman, former Representative of Dublin passed away April 9, 2021

**ADMINISTRATIVE BUSINESS**

- **Call to Order**  
 Chairman Stites called the meeting to order at 6:40 p.m. He requested to suspend the roll call. There were no objections.
- **Roll Call** (from Subdivision Regulations hearing immediately prior to the regular meeting)  
*Representatives:* Jim Nelson, David Weade, David Loveless, Duane Matlack, Gary Merrell, Jeff Benton, J.M. Rayburn, Matt Kurz, Dave Stites, Hunter Rayfield, Ed Reely, Michele Boni, Joe Proemm, Ed Snodgrass, Josh Vidor, Bonnie Newland, Mike Dattilo and Doug Price. *Alternates:* Bob Lamb, Dustin Kent, Mike Love, Susan Dorsch, and Cindi Cooper. *Staff:* Scott Sanders, Jonathan Miller, Da-Wei Liou and Stephanie Matlack.
- **Approval of the March 25, 2021 RPC Minutes**  
*Mr. Merrell made a motion to Approve the minutes from the March 25<sup>th</sup> meeting, seconded by Mr. Loveless. VOTE: Unanimously For, 0 Opposed. Motion carried.*
- **April 20, 2021 Executive Committee Minutes**

**1. Call to order**

Chairman Stites called the meeting to order at 8:45 a.m.

**2. Approval of Executive Committee Minutes from March 17, 2021**

*Mr. Merrell made a motion to Approve the minutes from the last meeting, seconded by Miss Boni. VOTE: Unanimously For, 0 Opposed. Motion carried.*

**3. Position Elections**

*Mr. Merrell made a motion to elect Dave Stites, Chair, Susan Kuba, Vice-Chair, Michele Boni, 2<sup>nd</sup> Vice-Chair and Mike Frommer, Member-At-Large. Mr. Frommer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

**4. New Business**

- Financial / Activity Reports for March

REGIONAL PLANNING RECEIPTS		MARCH	YTD TOTAL
General Fees (Lot Split)	(4201)	\$410.00	\$4,510.00
Fees A (Site Review)	(4202)	\$1,800.00	\$4,200.00
Insp. Fees (Lot Line Transfer)	(4203)	\$300.00	\$1,100.00
Membership Fees	(4204)	\$8,059.00	\$199,135.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$480.20	\$480.20
Assoc. Membership	(4206)		
General Sales	(4220)		
Charges for Serv. A (Prel. Appl.)	(4230)	\$2,500.00	\$18,025.00
Charges for Serv. B (Final. Appl.)	(4231)	\$16,800.00	\$27,400.00

Charges for Serv. C (Ext. Fee)	(4232)		\$300.00
Charges for Serv. D (Table Fee)	(4233)		
Charges for Serv. E (Appeal/Var.)	(4234)		\$1,200.00
Charges for Serv. F (Planned District Zoning)	(4235)		\$1,200.00
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$2,290.00	\$5,050.00
Soil & Water Fees	(4243)	\$1,200.00	\$3,000.00
Commissioner's fees	(4244)		
MISCELLANEOUS REVENUE			\$192.06
Other Reimbursements	(4720)		
Other Reimbursements A	(4721)		
Other Misc. Revenue (GIS maps)	(4730)		
Misc. Non-Revenue Receipts	(4733)		
Sale of Fixed Assets	(4804)	\$410.00	\$4,510.00
<b>TOTAL RECEIPTS</b>		<b>\$33,839.20</b>	<b>\$265,792.26</b>

Balance after receipts	\$1,239,783.54
Expenditures	<u>- \$ 33,833.32</u>
End of March balance (carry forward)	\$1,205,950.22

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

• April RPC Preliminary Agenda

- 1.) SKETCH PLANS
 

	<u>Township</u>	<u>Lots / Acres</u>
• Northstar, Sec. 1, Ph. A, Lot 645, Div #1	Berkshire	101 lots / 36.1 acres
• SR 605 CAD	Trenton	5 lots / 41 acres
  
- 2.) CONSENT AGENDA
 

• Evans Farm Marketplace West, Section 1, Resubdivision of lots 8884 and 8890	Orange	2 lots / 1.964 acres
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- 3.) ZONING MAP/TEXT AMENDMENTS
  - Scioto Twp. Zoning Commission - Text amendments (Article XXIV)
  - Arbor Management Group - Harlem Twp. - 3.98 acres from AR-1 to PCD
  - MacCready/Phillips - Orange Twp. - 2.27 acres from FR-1 to SFPRD
  - Kelly and Michiyo Nelson - Harlem Twp. - 5.902 acres from AR-1 to FR-1
  - DEV Partners LLC - Harlem Twp. - 14.013 acres from AR-1 to FR-1
  
- 4.) SUBDIVISION PROJECTS
 

<u>Preliminary</u>	<u>Township</u>	<u>Lots/Acres</u>
• Woodtown Farms CAD	Harlem	3 lots / 34.18 acres

• Woodtown Estates CAD	Harlem	3 lots / 33.71 acres
• Kingston Meadows	Kingston	6 lots / 23.46 acres
• SR 61 CAD	Kingston / Porter	5 lots / 38.895 acres
• Clarkshaw Reserve	Liberty	87 lots / 87.47 acres
• Riverwood Farm CAD	Liberty / Orange	6 lots / 51.85 acres
• Olentangy Crossings, Sec. 4, Lot 7292, Div. #1	Orange	2 lots / 2.506 acres
• Ravine Run (fka River Bend 2021)	Orange	14 lots / 15.8 acres
• RC Lehner CAD	Radnor	4 lots / 23.787 acres
• Tranel	Radnor	3 lots / 8.195 acres

- Director's Report

- 1.) **Subdivision Regulations** – advertised, placed on website, hearing at beginning of April meeting;

- 2.) **Zoning Inspector meeting** – Hosted on April 1 – sent several resources prior;

- 3.) **Delaware Township Comprehensive Plan** estimated to start in June (small Zoning Code amendments as well), **Harlem** should be finished shortly;

- 4.) **File Management** – starting a scanning process for No Plats and easements on the web;

- 5.) **Training videos** – updating training manual with recent video information – seeking input and questions from Zoning Commissions and BZA members;

- 6.) **GIS/Website initiatives:**

- **Comprehensive Plan data** now on a webmap – sent link and other info to Zoning Inspectors;

- 7.) **Participated in meetings:**

- **MORPC Transportation Advisory Committee** – March 31
- **MORPC State of the Region** – also March 31
- **Big Walnut Chamber of Commerce** – April 14
- **State of the County** – April 20

## 5. Other Business

- Acknowledged the passing of Gary Gunderman on April 9, 2021. Gary served as the Representative for Dublin for 12 years until his retirement in 2015.

## 6. Adjourn

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

The next regular Executive Committee meeting will be Wednesday, May 19, 2021 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.

## POLICY / EDUCATION DISCUSSION

- Consideration for approval of Resolution #01-21 Amendment to the Subdivision Regulations of Delaware County

### RESOLUTION NO. 01-21

#### RESOLUTION ADOPTING AMENDMENTS TO THE SUBDIVISION REGULATIONS OF DELAWARE COUNTY, OHIO PURSUANT TO THE OHIO REVISED CODE SECTIONS 711.10 and 711.133

WHEREAS, The Delaware County Regional Planning Commission (hereinafter the “Commission”) originally adopted Subdivision Regulations of Delaware County, Ohio on March 16, 1967 and subsequently amended those regulations on July 27, 1986, October 24, 1991, April 1, 1992, May 27, 1992, November 22, 1996, July 23, 1998; January 2, 2007; June 20, 2013; October 27, 2016; November 30, 2017; and

WHEREAS, pursuant Ohio Revised Code Section 711.10 the Commission has authority to adopt general rules, of uniform application, governing plats and subdivisions of land falling within its jurisdiction, to secure and provide for the proper arrangement of streets or other highways in relation to existing or planned streets or highways or to the county or regional plan, for adequate and convenient open spaces for traffic, utilities, access of firefighting apparatus, recreation, light, and air, and for the avoidance of congestion of population; and

WHEREAS, the Commission has determined to amend various sections of the Subdivision Regulations of Delaware County, Ohio, in the form attached hereto; and

WHEREAS, the Commission has determined the amendments are in the best interest of the citizens of Delaware County, Ohio.

**NOW THEREFORE**, upon introduction and motion of Mr. Price, seconded by Mrs. Dorsch, **BE IT RESOLVED BY THE DELAWARE COUNTY REGIONAL PLANNING COMMISSION THAT:**

Section 1. The amended Subdivision Regulations of Delaware County, Ohio, are hereby adopted. A copy of the amended Subdivision Regulations of Delaware County is attached hereto and incorporated herein and made part of this Resolution.

Section 2. Pursuant to Ohio Revised Code Section 711.132, the amended Subdivision Regulations of Delaware County, Ohio shall be effective upon approval and adoption by the Delaware County Commissioners.

Section 3. Upon approval and adoption of the amended Subdivision Regulations of Delaware County, Ohio by the Delaware County Commissioners, the Commission hereby authorizes the Chairperson of the Commission to certify a copy of the same to the Recorder of Delaware County, Ohio.

Section 4. It is found and determined that all formal actions of this Commission concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Commission, and that all deliberations of the Commission and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 5. This Resolution shall be in full force and effect immediately upon approval by the Delaware County Commissioners.

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#### CONSENT AGENDA (Final Plats)

16-20.1            **Evans Farm Marketplace West, Section 1 and resubdivision of lots 8884 and 8890 – Orange Twp. - 2 lots / 1.964 acres**

#### Conditions

**Applicant:** BZ Evans LLC

**Subdivision Type:** Commercial

**Location:** West side of Evans Farm Dr., North of Lewis Center Rd.

**Zoned:** Planned Commercial District (PCD)

**Preliminary Approval:** 08/27/20

**Utilities:** Del-Co Water, 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 – and two commercial structures with associated parking areas will be located.

Section 1 is on the north end of the proposal, and involves the construction of the townhomes. As a multi-family and commercial project, the plat only involves the creation of the lot upon which the townhome structures will be built. An access easement is included as a drive for the future residents to access the parking areas.

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 West, Section 1, resubdivision of lots 8884 and 8890 to the DCRPC.

**Commission / Public Comments**

*Mr. Merrell made a motion for Final Approval of Evans Farm Marketplace West, Section 1, resubdivision of lots 8884 and 8890. Mr. Price seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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**ZONING MAP/TEXT AMENDMENTS**

**13-21 ZON      Scioto Twp. Zoning Commission – Text amendments (Article XXIV)**

**Request**

Scioto Township has forwarded proposed text amendments to the Scioto Township Zoning Resolution to the DCRPC for consideration. The amendments will cover Sections 24.02, 24.03, and 24.04. Currently, these sections relate to the restoration and enlargement of non-conforming uses, and non-conforming lots, respectively.

The proposed amendments include the following:

Section 24.02 – The updated language in this section will remove references to the restoration of non-conforming uses and instead focus on how lots that are contiguous, under common ownership, and are nonconforming in regards to frontage and lot size, are viewed by the Township. Under the amended language, parcels that are nonconforming in regards to lot size and frontage, and are contiguous with common ownership, will be viewed as one parcel, and “shall not be used or sold in a manner which diminishes compliance with lot width and area requirements...”

Section 24.03 – The proposed language in this section relates to the conditions on which modifications can be made to non-conforming uses. Some of the conditions include preventing the expansion of the ground area of the nonconforming use, allowing the expansion of nonconforming uses within previously existing structures, and general allowances to modify the use or signage as long as the modifications result in greater conformance, i.e. less objectionable uses.

Section 24.04 – Removes references to the nonconforming lots, and instead focuses on the nonconforming structure; as differentiated from the use. Provisions include prohibiting the structures to be modified in a way that increases its nonconformity, and permissions for modifications which decrease nonconformity. Replacements are permitted for structures that were destroyed, “by any means,” so long as the replacement does not exceed the original size.

### **Staff Comment**

Staff does not object to the proposed changes, but would recommend legal consultation on a few of the items to ensure the enforceability of those items, and to ensure that the Township sees the desired result:

- 1) The proposed phrase in Section 24.02, “shall not be used or sold in a manner which diminishes compliance with lot width and area requirements,” may insinuate that the Township is trying to prevent an existing nonconforming lot of record to be sold if that lot is contiguous with another lot of the same owner. While the Township can prevent a nonconforming lot to be split, thereby creating two nonconforming lots, the Township cannot prevent a nonconforming lot to be sold in its entirety.
- 2) Some of the verbiage in Section 24.03 is somewhat murky. Consider further defining “less objectionable,” (item b) and “more in character” (item d).
- 3) Consider removing item (d) in Section 24.03 altogether since it relates to the structure of the non-conforming use, not the non-conforming use itself. The Township may not be able to regulate a conforming structure in a more restrictive manner based on the nonconforming use of the conforming structure.
- 4) In Section 24.04(2), remove the phrase “by any means.” This phrase would essentially permit the owner of a nonconforming structure to demolish the structure and replace it with new nonconforming structure. Verbiage in this section is included which permits maintenance, but not whole replacements. Whole replacements can be permitted when destroyed through natural disasters, but shouldn’t be permitted by self-inflicted demolition; a means which would be included under the “by any means” umbrella.

### **Staff Recommendations**

Staff recommends **Conditional Approval** of the text amendments of the Scioto Township Zoning Resolution to the DCRPC, Scioto Twp. Zoning Commission and Scioto Twp. Trustees, *subject to:*

- 1.) *Consultation with legal counsel with regards to Staff Comments 1 through 4 above.*

### **Commission / Public Comments**

***Mr. Price made a motion to recommend Conditional Approval of the text amendments of the Scioto Township Zoning Resolution, subject to Staff Recommendation. Mr. Loveless seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

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**14-21 ZON Arbor Management Group – Harlem Twp. – 3.98 acres from AR-1 to PCD**

**Request**

The applicant, Arbor Management Group, is requesting a 3.98-acre rezoning from AR-1 to PCD for Ahlum & Arbor Tree Preservation.

**Conditions**

**Location:** east side of SR 604, north of Robins Rd., Harlem Twp.

**Present Zoning:** Agricultural (AR-1) / **Proposed Zoning:** Planned Commercial & Office (PCD)

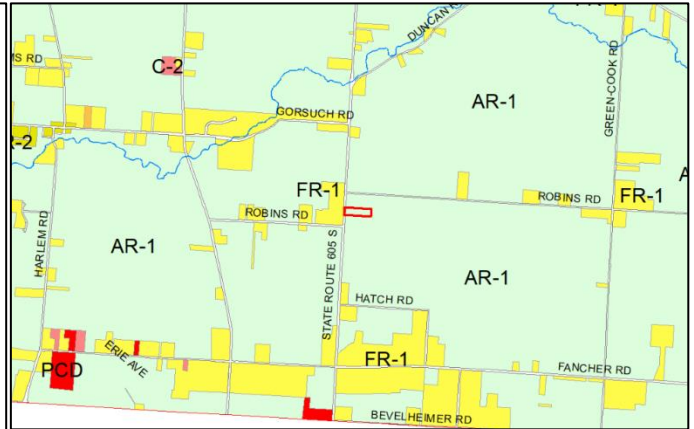
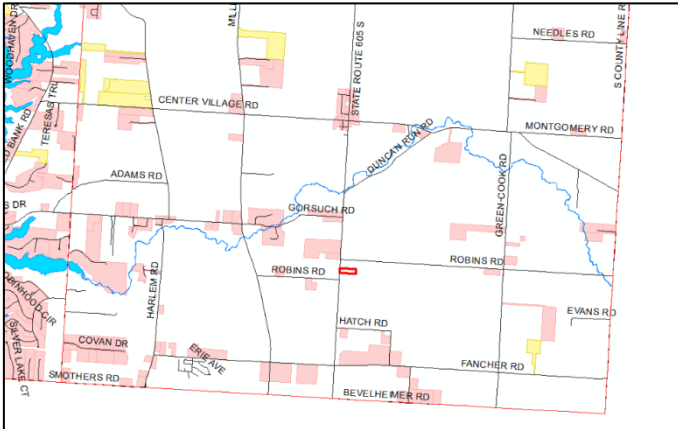
**Present Use(s):** Vacant / **Proposed Use(s):** Arboriculture facility

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

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

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

**Critical Resources:** none / **Soils:** BeA, CeB, PwA



**Introduction**

This is a request to rezone 3.98 acres along S.R. 605 from Agricultural to Planned Commercial & Office. The property is located on the east side of S.R. 605, between the offset east and west legs of Robins Road. The proposal includes splitting off the 3.98 subject acres from an original 20-acre parcel which is current used as an equestrian facility. The current use will continue on the remaining acreage.

The rezoning is to enable the property to be used as an arbor/tree preservation company; a permitted use under the PCD zoning. The split acreage will have 214 feet of frontage, and there is no minimum acreage for the PCD zoning with which the proposal would need to comply.

### **Comprehensive Plan**

Harlem Township's 2007 Comprehensive Plan indicates this area should remain lower density for residential projects, and promotes the preservation of the 100-year floodplain. Comments in Chapter 8: Economic Conditions include only rezoning to commercial with a known end user, and focusing on uses that support the surrounding residential uses. Both of these are applicable to the subject request.

### **Issues**

**Aesthetics:** Consider extending the building forward, or shifting the parking back, to make the front edge of the structure the prominent feature from the roadway. However, aligning the front edge of the building with the neighboring buildings will make the structure blend in with its surroundings. Additionally, exposed chain-link fencing is undesirable. If chain-link fencing must be used, it should be concealed visually with another style of fencing or vegetation. Doing so will promote a more positive aesthetic and match the surrounding structures.

### **Divergences**

Two divergences are requested:

1. Deviation from Section 21.02(B) which requires all common parking areas and adjacent aisles or driveways be paved with asphalt material or concrete.

*Staff Comment:* Staff doesn't believe this divergence is necessary. The applicant is requesting the divergence to allow the service area in the rear of the building to utilize a gravel finish. However, the service area in the back is not a parking area, nor is it a driveway or parking aisle. The applicant has indicated that the parking area and driveway on the sides and front of the building will be paved, which Staff believes fulfills this requirement as written.

2. Deviation from Section 21.02(E), which stipulates the number of parking spaces required based on the use, in order to permit 10 off-street parking spaces since there will only be 1 employee on-site. The remaining workers are off-site, and there are no retail uses on the premises.

*Staff Comment:* Staff does not disagree with the variance request. The associated table doesn't provide a good fit for the proposed use, and doesn't provide an alternate means with which to calculate an acceptable amount of parking. As there are no on-site operations that would attract customers or visitors, parking should be required in terms of the number of employees, plus two for any visitors that may be invited. Harlem Township should work with the applicant's to determine this number.

### **Staff Recommendations**

Staff recommends **Conditional Approval** of the rezoning request by Arbor Management Group from AR-1 to PCD to the DCRPC, Harlem Twp. Zoning Commission and Harlem Twp. Trustees, *subject to:*

- 1.) Proof of screening for sections of chain-link fence; and
- 2.) Explanation and/or amendment of the divergence request for ten spaces in order to ensure the appropriate, non-excessive amount of parking.

**Commission / Public Comments**

Mr. Todd Faris, Faris Planning and Design, was present to answer questions from the Commission.

*Mr. Price made a motion for **Conditional Approval** of the rezoning request by Arbor Management Group, subject to Staff Recommendations #1-2. Mr. Loveless seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

15-21 ZON      MacCready/Phillips – Orange Twp. – 2.27 acres from FR-1 to SFPRD

**Request**

The applicants, Heather Phillips, Bruce MacCready, Robert MacCready, and Scott MacCready, are requesting a 2.27-acre rezoning from FR-1 to SFPRD to allow the lot to be split into three residential lots.

**Conditions**

**Location:** 5576 S. Old State Rd., Orange Township

**Present Zoning:** Farm Residential (FR-1) / **Proposed Zoning:** Single Family Planned Residential (SFPRD)

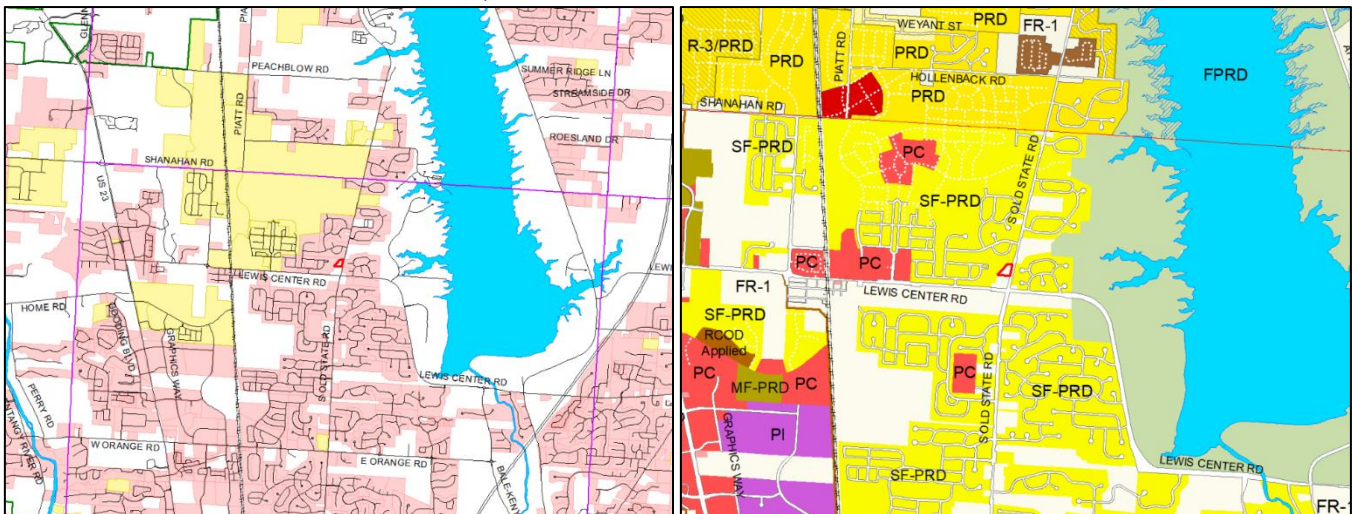
**Present Use(s):** One single-family house / **Proposed Use(s):** Three single-family house lots

**Existing Density:** 1 du / 1.98 acres **Proposed Density:** 1.32 du / gross acre

**School District:** Olentangy

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

**Critical Resources:** none / **Soils:** BoA, GwB





### Introduction

This a rezoning request in conjunction with a development plan. The property is located on the west side of South Old State Road, just north of Lewis Center Road. The property which currently contains a single residence is proposed to be rezoned to SFPRD in order to facilitate splitting the lot into three parcels.

The proposed lots all fulfill acreage and frontage requirements, with the two new residences utilizing a shared access point. The proposal includes a tree preservation easement on the western part of the property.

### Comprehensive Plan

Orange Township’s 2018 Comprehensive Plan indicates this area would be residential uses at a density of 2 units/ acre with access to sewer. The Plan also specifically points out the intersection of Lewis Center Road and South Old State Road as a place for residential uses.

### Issues

**Open Space / Health:** The proposal includes the area in the tree preservation easement as open space. This preservation area is located directly adjacent to the common open space of the Meadows at Lewis Center subdivision. This isn’t typical, common open space and the easement will simply cross land that belongs to each individual property owner. It isn’t accessible to the other residents of the proposed SFPRD or general public.

**Proposed Zoning Designation:** The proposal seems better suited to be developed under an R-3 zoning classification. The R-3 zoning classification comes with mostly the same requirements as the SFPRD. The advantage with the SFPRD zoning is the flexibility in lot sizes due to the number of lots being governed by a density calculation as opposed to a minimum lot size. However, the proposed lots fulfill the minimum lot sizes and frontage requirements of the R-3 zoning, as well as the other requirements of that zoning classification. Additionally, the R-3 zoning would remove the need for an open space area, as well as the platting requirement.

### Divergences

One divergences is requested:

1. Permission to not comply with Section 10.06(d), which requires any SFPRD-zoned property to be platted before any zoning permits can be issued.

**Staff Comment:** This divergence would be rendered not applicable in the event that the property were rezoned to an R-3 zoning classification instead. The R-3 zoning classification would allow the applicant to develop the property as requested without the requirement to plat the property, or the need to obtain a variance from such. Otherwise, staff recommends eventually filing a subdivision plat as the best way to create the preservation area and the shared access point.

### **Staff Recommendations**

Staff recommends **Conditional Approval** of the rezoning request by Heather Phillips, Bruce MacCready, Robert MacCready, and Scott MacCready from FR-1 to SFPRD to the DCRPC, Orange Twp. Zoning Commission and Orange Twp. Trustees, *subject to:*

- 1.) *The applicant amending the request to rezone the property from FR-1 to R-3; and*
- 2.) *If rezoned to SFPRD, staff recommends platting to ensure related easements are created in a single document.*

### **Commission / Public Comments**

Mr. Joe Clase, Plan 4 Land, was present. He stated that in 2017 the zoning commission did not support and R-3 district for this property. They wanted to see the design standards and eliminate vinyl siding in this area.

Miss Boni strongly advised against the R-3 recommendation. She mentioned that there are no other sites zoned R-3 in the Township and that they are hoping to remove that classification from the zoning code during their rewrite.

**Mr. Price made a motion for Conditional Approval of the rezoning request by Heather Phillips, Bruce MacCready, Robert MacCready, and Scott MacCready from FR-1 to SFPRD, subject to staff recommendation #2. Mr. Matlack seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained. Motion carried.**

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16-21 ZON      Kelly and Michiyo Nelson – Harlem Twp. – 5.902 acres from AR-1 to FR-1

### **Request**

The applicants, Kelly and Michiyo Nelson, are requesting a 5.902-acre rezoning from AR-1 to FR-1.

### **Conditions**

**Location:** west side of S. County Line Rd., south of Center Village Rd.

**Present Zoning:** Agricultural (AR-1) / **Proposed Zoning:** Farm Residential (FR-1)

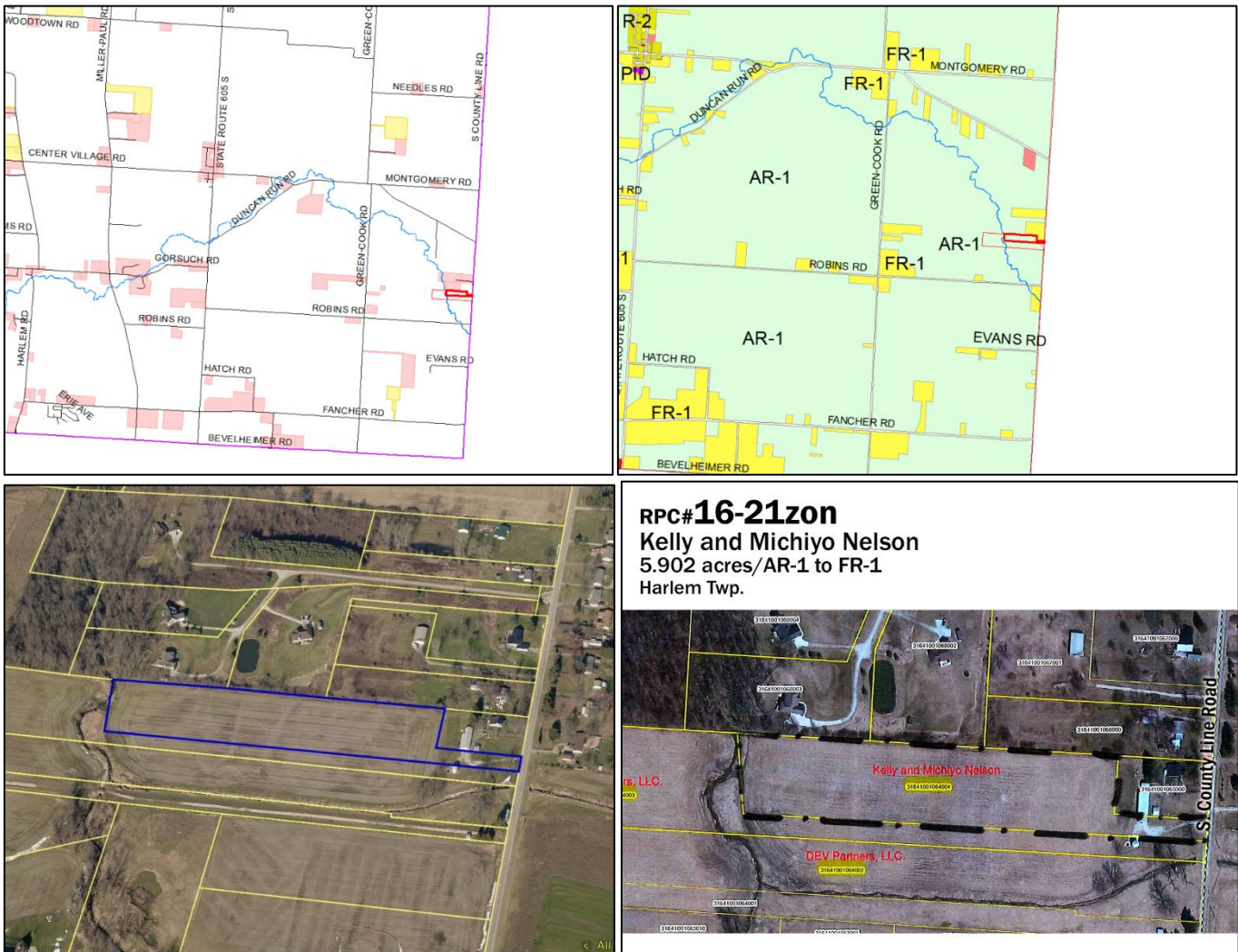
**Present Use(s):** Vacant, former agricultural / **Proposed Use(s):** residential

**Existing Density:** 1 du / 5 acres **Proposed Density:** 1 du / 2 acres

**School District:** Johnstown-Monroe

**Utilities Available:** private on-lot treatment systems

**Critical Resources:** none / **Soils:** SnA, BeA, BeB, PwA



**Introduction**

This is a rezoning request that was submitted without a development plan. The property is located on the west side of South County Line Road, just north of Robins Road. The property is currently a vacant flag lot, and was created by recording a survey which was over 5 acres, or exempt from review, in January of 2020. The 5.902-acre lot, currently zoned AR-1, meets the lot size requirement, but falls short of the required 300 feet of frontage with only 225 feet of lot width. Both AR-1 and FR-1 require 300 feet of frontage for lots over 5 acres.

Harlem Township zoning prohibits contiguous flag lots along county roads, such as S. County Line Road.

The proposed zoning would require a minimum lot size of 2 acres with a sliding scale of frontage. Utilizing the minimum lot size permitted, the maximum number of lots that could be obtained would be 2 lots. The proposed FR-1 zoning would permit the lots to come into conformance with both lot size and frontage requirements, but will continue to violate Harlem Township’s Zoning Regulation regarding flag lots. The property can only be developed with a Common Access Driveway, but the applicant should inquire as to whether this resolves the flag lot issue.

### **Comprehensive Plan**

Harlem Township’s 2007 Comprehensive Plan indicates this area would be low density residential, with a minimum lot size of 2 acres.

### **Issues**

**Access:** If the property is proposed to be subdivided, it will require a Common Access Driveway. Approval of CADs is not guaranteed, and is based on a number of factors including adjacent developments.

**Water:** Based on current information, it’s unclear whether these properties would be able to be served by Del-Co water, which is located off the site to the south, or would need to utilize well water.

### **Staff Recommendations**

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

### **Commission / Public Comments**

No one was present to represent the applicants.

*Mr. Vidor made a motion for Approval of the rezoning request by Kelly & Michiyo Nelson from AR-1 to FR-1. Mr. Loveless seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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17-21 ZON      DEV Partners, LLC. – Harlem Twp. – 14.013 acres from AR-1 to FR-1

### **Request**

The applicant, DEV Partners, LLC, is requesting a 14.013-acre rezoning from A-1 to FR-1.

### **Conditions**

**Location:** west side of S. County Line Rd., south of Center Village Rd.

**Present Zoning:** Agricultural (AR-1) / **Proposed Zoning:** Farm Residential (FR-1)

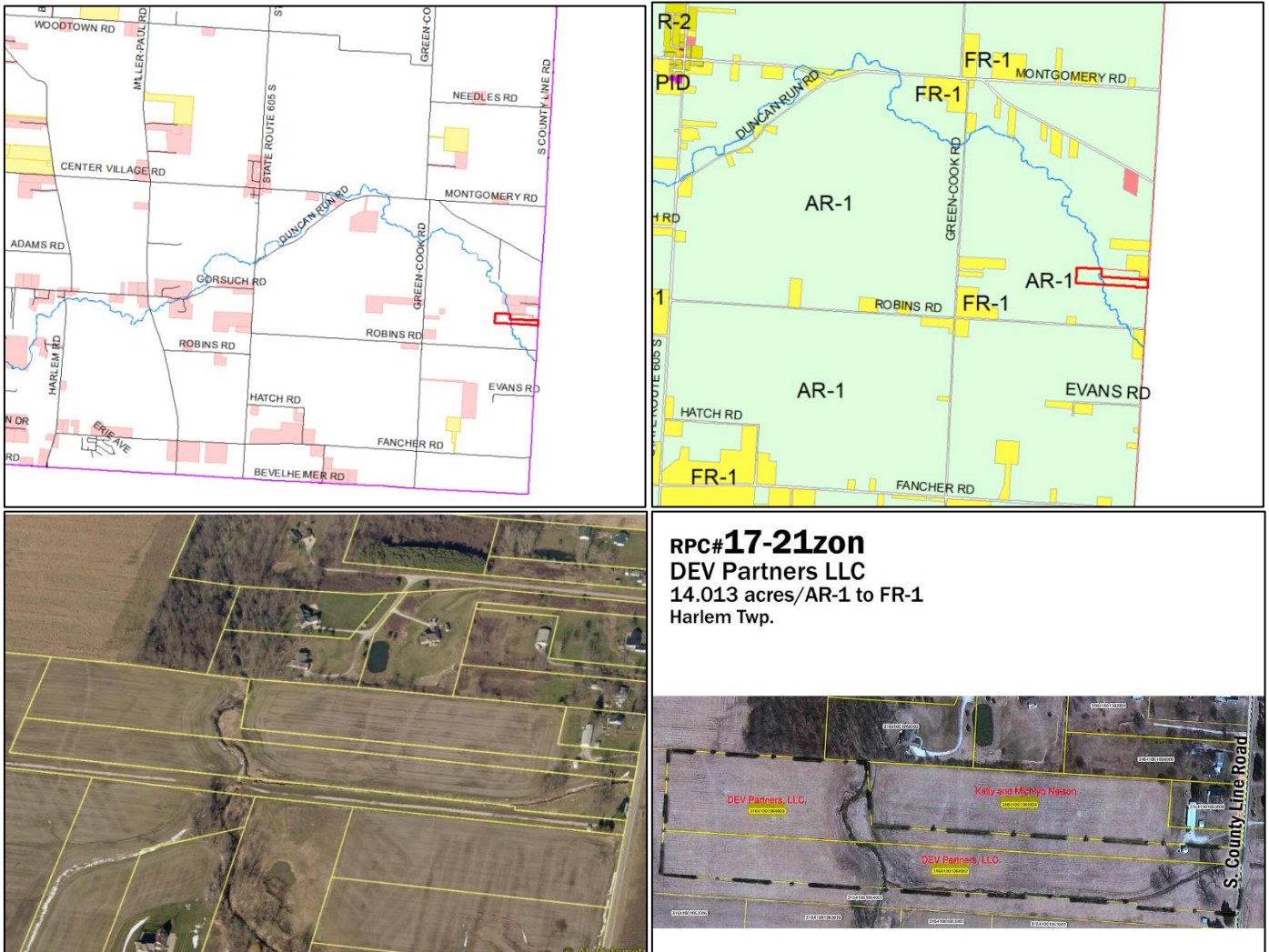
**Present Use(s):** Vacant, former agricultural / **Proposed Use(s):** residential

**Existing Density:** 1 du / 5 acres **Proposed Density:** 1 du / 2 acres

**School District:** Johnstown-Monroe

**Utilities Available:** private on-lot treatment systems

**Critical Resources:** none / **Soils:** SnA, CeB, BeA, BeB, PwA, AmD2



**Introduction**

This is a rezoning request for a straight zoning district which does not require a development plan. The properties are located on the west side of South County Line Road, just north of Robins Road. Both properties are currently vacant, with one being a flag lot. Both of the lots were also created by recording surveys which were over 5 acres, or exempt from review. Both lots, currently zoned AR-1, exceed the minimum 5-acre lot size at 6.557 and 7.456 acres, but both fall short of the required 300 feet of frontage with only 285 and 156 feet of lot width, respectively.

Harlem Township zoning prohibits contiguous flag lots along county roads, such as S. County Line Road.

The proposed zoning requires a minimum lot size of 2 acres with a sliding scale of frontage. The proposed FR-1 zoning would permit the lots to come into conformance with both lot size and frontage requirements, but the parcel will continue to violate Harlem Township’s Zoning Regulation regarding flag lots. The only way these two properties could be developed would be through a large-lot subdivision, or by utilizing a Common Access Driveway. If developed as a CAD, the properties would be limited to three lots, plus an additional two if those could obtain the required frontage.



### **Comprehensive Plan**

Harlem Township's 2007 Comprehensive Plan indicates this area would be low density residential, with a minimum lot size of 2 acres.

### **Issues**

**Access:** If the property is proposed to be subdivided, it will require a Common Access Driveway. Approval of CADs is not guaranteed, and is based on a number of factors including adjacent developments. The maximum number of lots on a CAD is three lots, plus an additional two if those lots can obtain the required frontage.

**Water:** Based on current information, it's unclear whether these properties would be able to be served by Del-Co water, which is located off site to the south, or would need to utilize well water.

### **Staff Recommendations**

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

### **Commission / Public Comments**

No one was present to represent the applicants.

*Mr. Loveless made a motion for **Approval** of the rezoning request by DEV Partners, LLC from AR-1 to FR-1. Mrs. Dorsch seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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## SUBDIVISION PROJECTS

### **Preliminary**

04-21                      Woodtown Farms CAD – Harlem Twp. - 3 lots / 34.18 acres

### **Conditions**

**Applicant:** 365 Land LLC

**Subdivision Type:** Single family residential – Common Access Driveway

**Location:** North side of Woodtown Rd., west of Miller-Paul Rd.

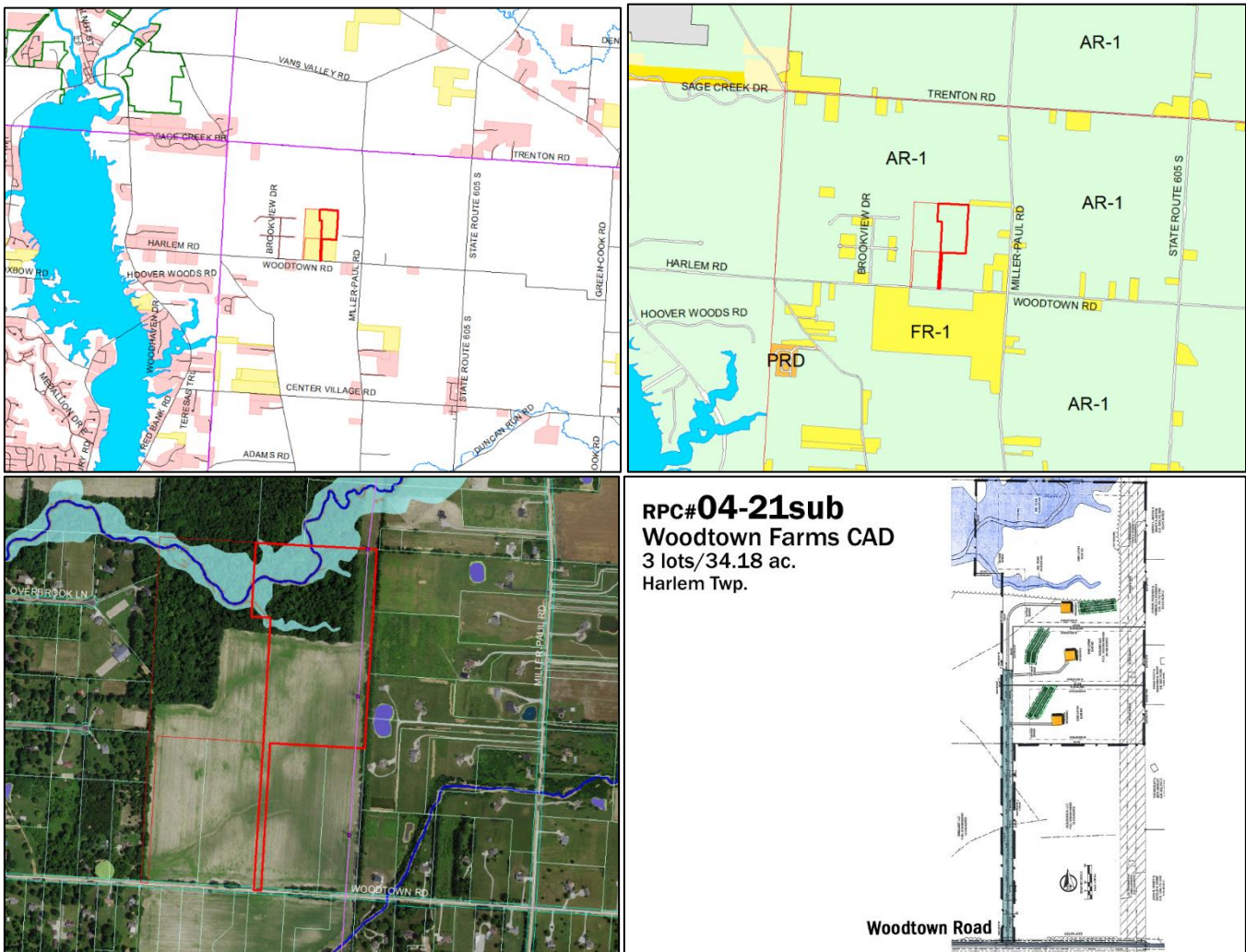
**Current Land Use:** Vacant

**Zoned:** Agricultural (AR-1)

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

**School District:** Big Walnut

**Engineer:** Gandee Heydinger



**Staff Comments**

This application is for a CAD Subdivision with three lots. The property, located on the north side of Woodtown Road between Brookview Drive and Miller-Paul Road, and is an existing lot of 34.188 acres. The submitted plan shows the property split into 3 single-family residential lots at 8.43, 6.45, and 19.27 acres. The CAD extends north along the western boundary of the property for a distance of about 1,600 feet from the ROW, with pull-offs incorporated in accordance with CAD regulations. The lots will have water service, and contain on-site treatment systems as wastewater lines are not currently available on the property.

The rear property, at 19.27 acres, is mostly wooded and has a stream running through the rear of the property, as well as considerable acreage located within the 100-year floodplain. These critical resources are located at the rear, however, and are not impacted the CAD or associated building pads and on-site septic systems. A high-tension powerline and related easement run north to south along the eastern property line.

*A technical review was held on April 20, 2021, and the applicant has addressed all of the required changes except for the comments from Harlem Township Fire Department which weren't received until April 28<sup>th</sup>, 2021. Those comments are:*

- Hydrant placement at the intersection of Woodtown road and Woodtown Farms CAD intersection
  - Hydrant tapped off existing Woodtown Rd. water line.
- 6" water main to supply hydrant located at approximately 15+00 on CAD drive.
  - 15+00 hydrant placement allows supply hose drop to furthest CAD lot #3
  - 15+00 hydrant placement allows supply hose drops to CAD lots # 1 and #2

**Staff Recommendation**

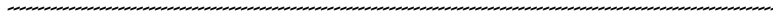
Staff recommends *Conditional Preliminary Approval* of **Woodtown Farms CAD** to the DCRPC, *subject to:*

- 1.) *Working with the Harlem Township Fire Department to address the comments they submitted above.*

**Commission / Public Comments**

Mr. Aaron Heydinger with Gandee Heydinger was present to represent the applicant. He stated that they have had discussion with the Harlem Twp. Fire Department and will address the comments at Final Engineering.

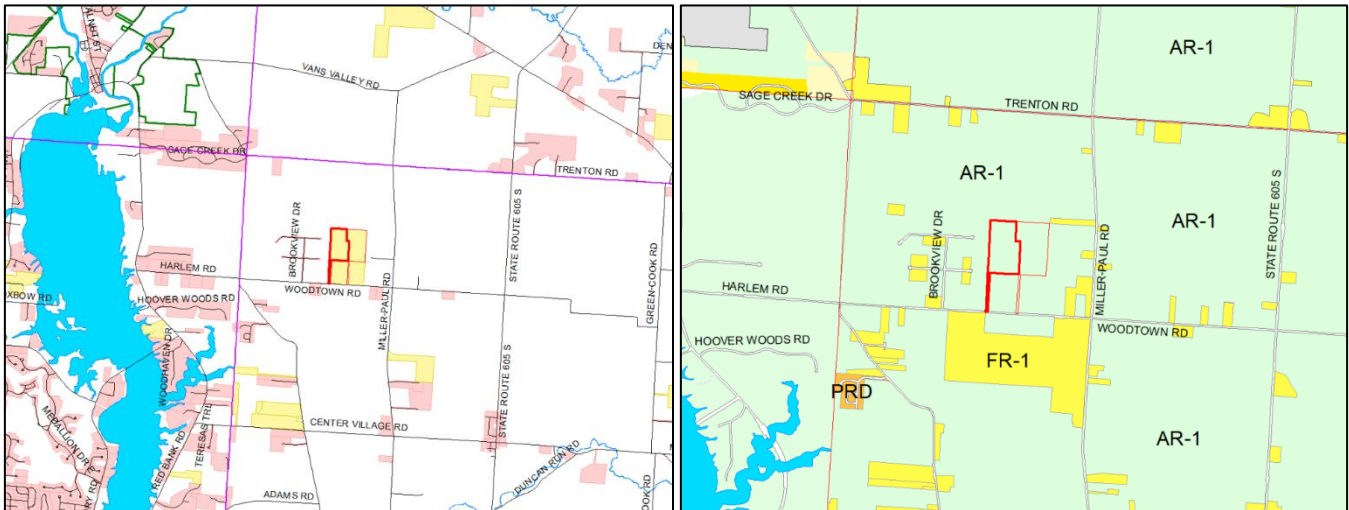
*Mr. Weade made a motion for Conditional Preliminary Approval of Woodtown Farms CAD, subject to staff recommendation. Mr. Vidor seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

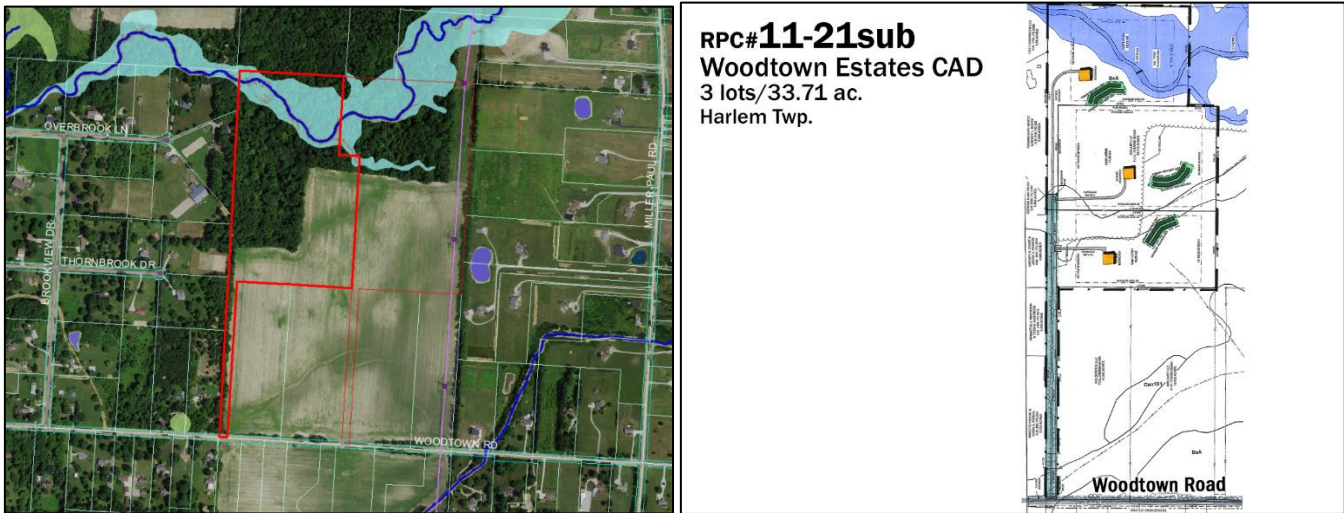


11-21            Woodtown Estates CAD – Harlem Twp. - 3 lots / 33.71 acres

**Conditions**

- Applicant:** 365 Land LLC
- Subdivision Type:** Single family residential – Common access driveway
- Location:** North side of Woodtown Rd., west of Miller-Paul Rd.
- Current Land Use:** Vacant
- Zoned:** Agricultural (AR-1)
- Utilities:** Del-Co water and private on-lot treatment systems
- School District:** Big Walnut
- Engineer:** Gandee Heydinger





### Staff Comments

This application is also for a CAD Subdivision with three lots. The property is located just to the west of the Woodtown Farms CAD application, on the north side of Woodtown Road between Brookview Drive and Miller-Paul Road, and is an existing lot of 33.713 acres. The submitted plan shows the property split into 3 single-family residential lots at 12.01, 10.58, and 11.08 acres. The CAD easement crosses each of the properties.

The CAD extends north along the western boundary of the property for a distance of about 1,550 feet from the ROW, with pull-offs incorporated in accordance with CAD regulations. The lots will have water service, and contain on-site treatment systems as wastewater lines are not currently available on the property.

Like the Woodtown Farms CAD, the rear property, at 11.08 acres, is mostly wooded and has a stream running through the rear of the property, as well as considerable acreage located within the 100-year floodplain. These critical resources are located at the rear, however, and are not impacted the CAD or associated building pads and on-site septic systems in this CAD either.

*A technical review was held on April 20, 2021, and the applicant has addressed all of the required changes except for the comments from Harlem Township Fire Department which weren't received until April 28<sup>th</sup>, 2021. Those comments are:*

- 6" water main to supply hydrant located at approximately 15+00 on CAD drive.
  - 15+00 hydrant placement allows supply hose drop to furthest CAD lot #3
  - 15+00 hydrant placement allows supply hose drops to CAD lots # 1 and #2

### Staff Recommendation

Staff recommends *Conditional Preliminary Approval* of **Woodtown Estates CAD** to the DCRPC, *subject to:*

- 1.) *Working with the Harlem Township Fire Department to address the comments they submitted above.*

### Commission / Public Comments

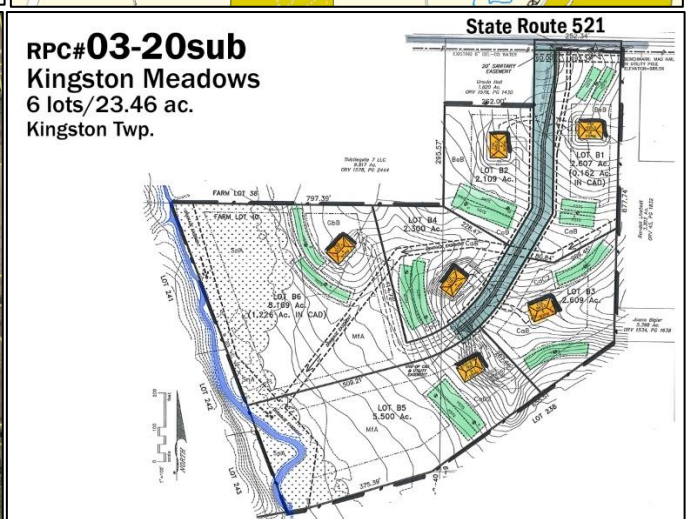
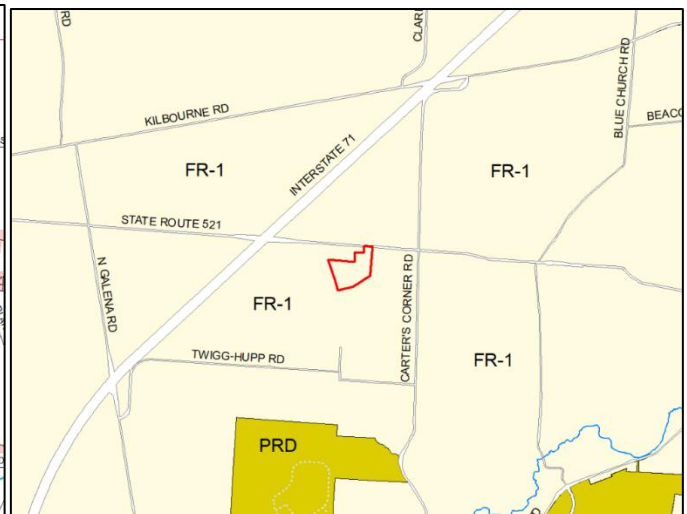
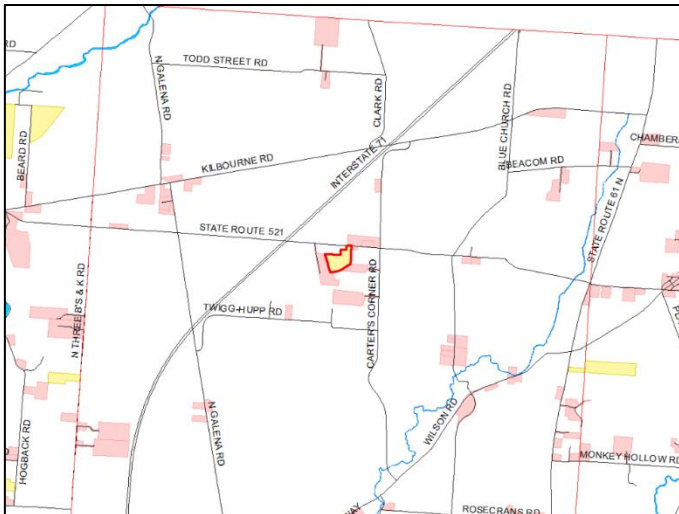
Mr. Aaron Heydinger with Gandee Heydinger was present to represent the applicant. He stated they would address the comments from the Harlem Twp. Fire Department at Final Engineering.

Mr. Weade made a motion for Conditional Preliminary Approval of Woodtown Estates CAD, subject to staff recommendation. Miss Boni seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

03-20 Kingston Meadows – Kingston Twp. - 6 lots / 23.46 acres

**Conditions**

- Applicant:** John Hill Jr. Trustee
- Subdivision Type:** Single Family Residential, Common Access Driveway
- Location:** South side of SR 521, West of Carter’s Corner Rd.
- Current Land Use:** Vacant
- Zoned:** Farm Residential (FR-1)
- Utilities:** Del-Co water and private on-lot treatment systems
- School District:** Buckeye Valley
- Surveyor:** Scioto Land Surveying



**Staff Comments**

This is an application for a CAD Subdivision. This proposal includes six lots which were approved by a variance under application 03-20.V in February of 2020. The property is an existing lot of 23.468 acres, located on the south side of State Route 521 between Carter's Corner Road and Interstate 71. The submitted plan shows the property split into the six single-family residential lots which range from 2.109 acres to 8.169 acres. The 8.169 acre lot contains the CAD easement.

The CAD extends south and curves to west slightly through the middle of the parcel for little over 925 feet from the ROW. Pull-offs are provided at driveway locations. The lots will have water service, and contain on-site treatment systems as wastewater lines are not currently available on the property.

The western part of the property, located in lots B5 and B6, are wooded areas and a small stream. Neither of those will be impacted by the CAD, building pads, or associated on-site septic systems.

*A technical review was held on April 20, 2021, after which the applicant has addressed all of the required changes.*

**Staff Recommendation**

Staff recommends *Preliminary Approval* of **Kingston Meadows CAD** to the DCRPC.

**Commission / Public Comments**

No one was present to represent the applicant.

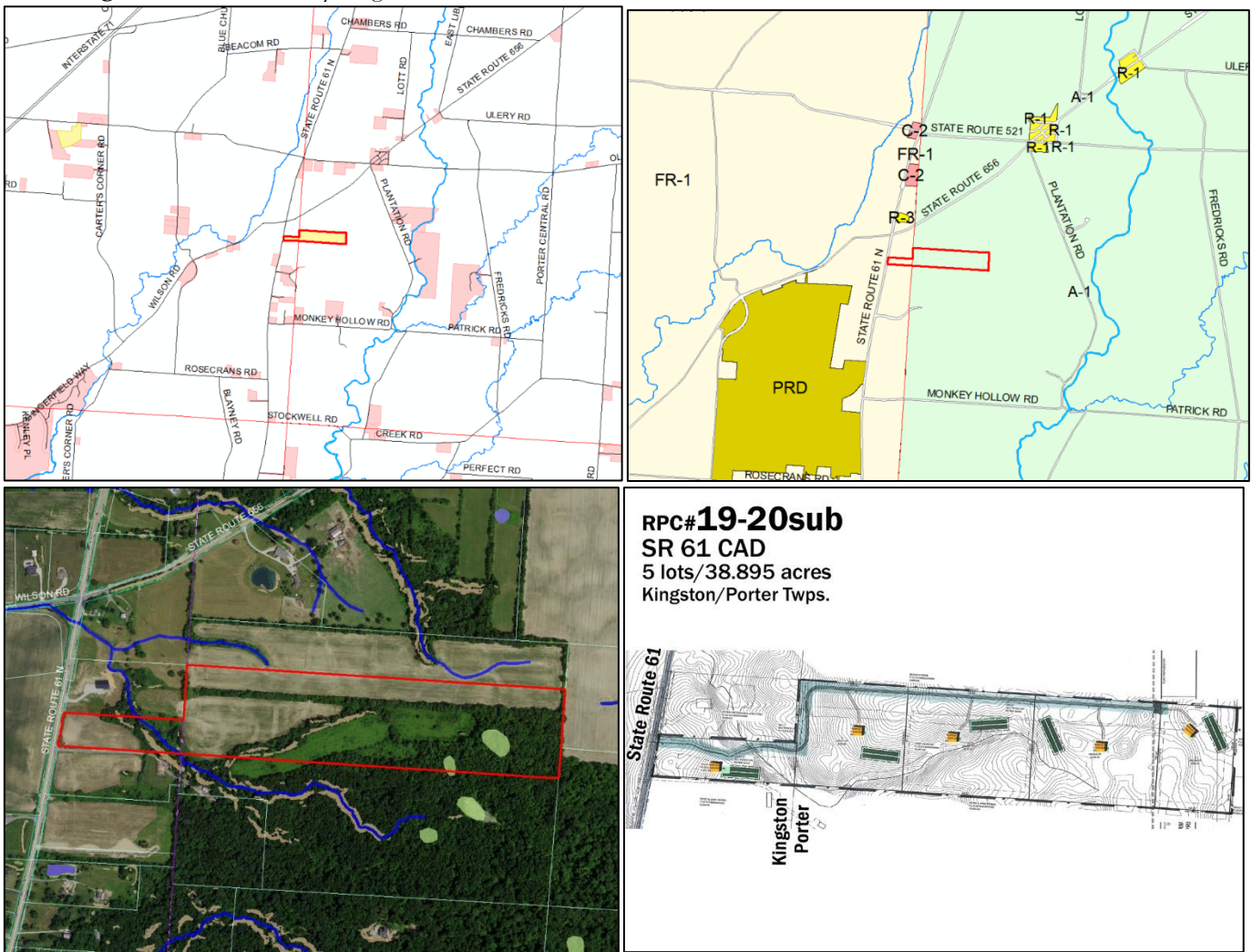
*Mr. Vidor made a motion for Preliminary Approval of Kingston Meadows CAD. Mr. Weade seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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19-20 SR 61 CAD - Kingston / Porter Twps. - 5 lots / 38.895 acres

**Conditions**

- Applicant:** Michael Rohrer
- Subdivision Type:** Single Family Residential, Common Access Driveway
- Location:** East side of SR 61, south of SR 656
- Current Land Use:** Vacant
- Zoned:** Farm Residential (A-1 - Porter Twp., FR-1 - Kingston Twp.)
- Utilities:** Del-Co water and private on-lot treatment systems
- School District:** Big Walnut
- Engineer:** Gandee Heydinger



**Staff Comments**

This application is for a CAD Subdivision on State Route 61 with 5 lots. Four of these lots are in the rear without road frontage, and the applicant received a variance from the number of lots under application 19-20.V in October of 2020. The property is located on the east side of State Route 61 between Wildwood Lane and State Route 656, and is a total of 38.895 acres. The acreage for the proposal comes from two original parcels, split between Kingston and Porter Township with the Kingston parcel, at 4.42 acres,

providing the roadway access to State Route 61. The Porter Township parcel is 34.487 acres. The proposed lots range in size from 4.420 acres to 10.0 acres with the CAD extending through each of the properties.

The CAD extends east through the first property before curving north to following the northern boundary line of the Porter Township parcel in order to provide the access to the rear four lots. Overall, the CAD is 3,250 feet long, with pull-off areas provided in accordance with CAD regulations. The lots will have water service, and contain on-site treatment systems.

The south side of the subject acreage has several wooded areas, wetlands, and a drainage course. The wooded areas will be impacted minimally by the housing pads on Lots 3, 4, and 5, and the drainage course will be crossed once by the CAD.

*A technical review was held on April 20, 2021, after which the applicant has addressed all of the required changes.*

**Staff Recommendation**

Staff recommends *Preliminary Approval* of SR 61 CAD to the DCRPC.

**Commission / Public Comments**

Mr. Michael Rohrer, applicant and Mr. Aaron Heydinger, Gande Heydinger were present to answer questions from the Commission.

*Mrs. Dorsch made a motion for Preliminary Approval of SR 61 CAD. Mr. Loveless seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

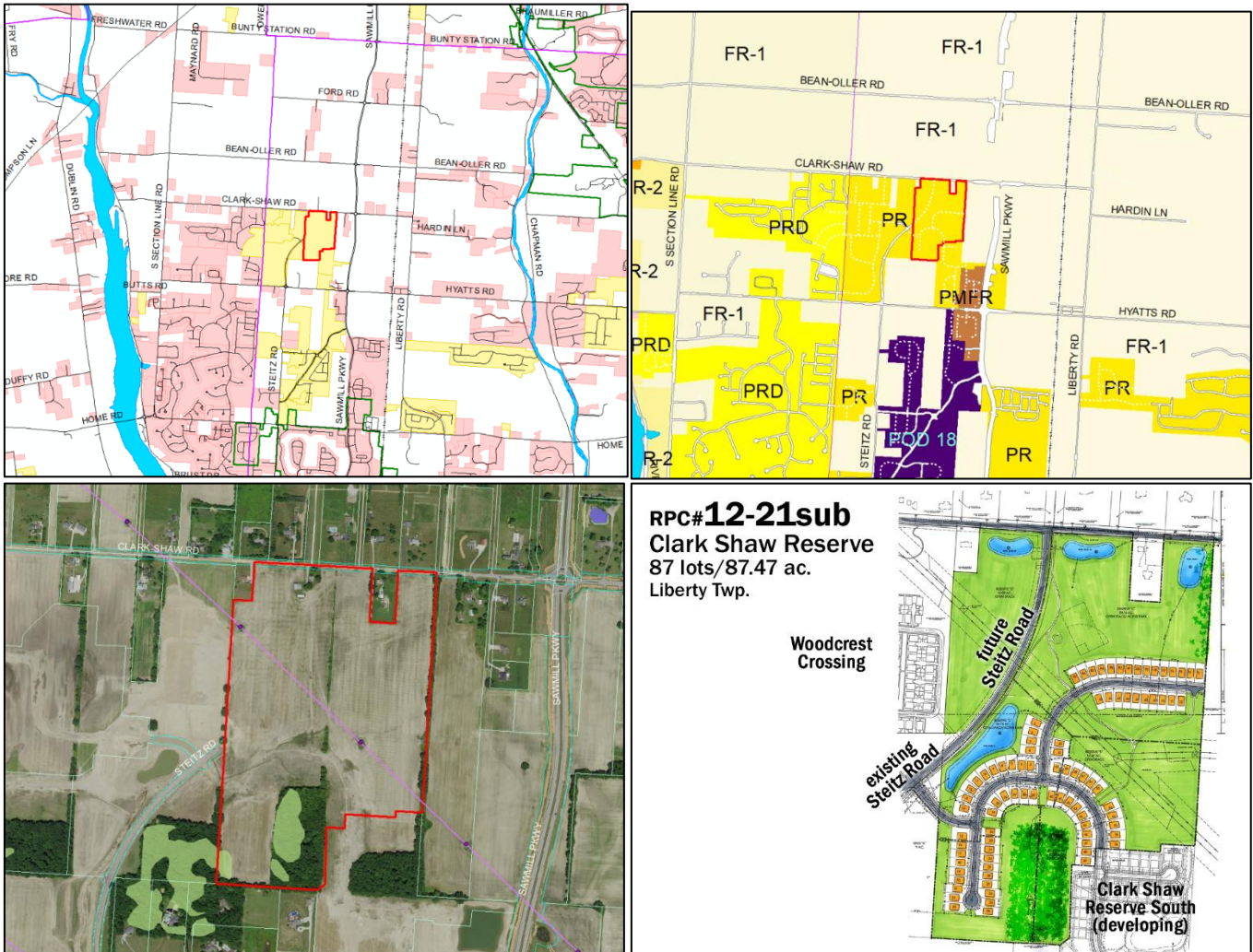
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12-21 Clarkshaw Reserve – Liberty Twp. - 87 lots / 87.47 acres

**Conditions**

- Applicant:** Schottenstein Homes
- Subdivision Type:** Planned Residential Community
- Location:** South side of Clarkshaw Rd., east of (future) Steitz Rd.
- Current Land Use:** Vacant
- Zoned:** Planned Residential District (PRD)
- Zoning Approval:** 3/19/17
- Utilities:** Del-Co water and central sanitary sewer
- School District:** Olentangy
- Engineer:** Advanced Civil Design



**Staff Comments**

This is the preliminary plan for Clarkshaw Reserve subdivision. The overall subdivision consists of 87 single-family lots on 87.47 acres, and is located on the south side of Clarkshaw Road, just west of Sawmill Road.

The main entrance to the subdivision is through an extension of Steitz Road between Woodcrest to the east

and Clarkshaw Road. A secondary entrance is provided through the extension of Fender Avenue from Clarkshaw Reserve South. Another road is also provided which branches off of the Fender Avenue extension to the north before curving east to allow for a future connection. The development is planned to be completed in four sections.

Section 1 consists of the connection to Steitz Road and 26 lots with an average lot size of about 0.2 acres. Open Space in Section 1 totals 4.99 acres, and includes a pond along the future Steitz Road extension.

Section 2 extends south from Section 1 and has 17 slightly smaller single-family lots on a cul-de-sac, averaging 0.18 acres. This section has 7.24 acres of open space, which is predominately a wooded area containing wetlands on the south side of the development.

Section 3 has 19 single-family lots, and provides the connection to Fender Avenue in Clarkshaw Reserve South. These lots also average 0.18 acres, with open space of 14.23 acres. The Section's open space consists of the remainder of the wooded area with wetlands in Section 2, and land under a high-voltage powerline.

Section 4, the last section containing single-family lots, contains 25 single-family lots that average 0.18 acres. This Section contains the largest amount of open space at 24.63 acres which fall under the high-voltage powerline easement, but also includes an active park area. Two ponds are included along Clarkshaw Road in Section 4 as well.

The Steitz Road extension is shown as a separate, unnumbered Section. It will be constructed by others, and will likely be platted with one of the aforementioned Sections. The acreage included in the extension is entirely open space.

In total, the lot sizes average about 0.19 acres with 63.18 acres of open space, or 72% of the property's gross acreage. Typical lot dimensions are 55 feet to 65 feet wide, and 130 feet deep. All lots will be served by water and wastewater service.

The development includes construction of sidewalks on both sides of each roadway, as well as multi-use paths. The multi-use paths are located along the Steitz Road extension, as well as between clusters of housing and connecting open spaces. Storm water will be managed through the pond in Section 1, and the two ponds along Clarkshaw Road in Section 4.

*A technical review was held on April 20, 2021, after which the applicant has addressed all of the required changes.*

#### **Staff Recommendation**

Staff recommends *Preliminary Approval* of **Clarkshaw Reserve** to the DCRPC.

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

Mr. Jake Buzzell with Advanced Civil was present to represent the applicant.

*Mr. Price made a motion for Preliminary Approval of Clarkshaw Reserve. Mrs. Dorsch seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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03-21 Riverwood Farm CAD - Liberty / Orange Twp. - 6 lots / 51.85 acres

**Conditions**

**Applicant:** Wills Creek Development Services LLC  
**Engineer:** EP Ferris

**Staff Comments**

The applicant has requested a 30-day tabling to allow additional time to address the comments that were received from the Technical Review Committee meeting.

**Staff Recommendation**

Staff recommends *Approval* of the request for a 30-day tabling for Riverwood Farm CAD to the DCRPC.

**Commission / Public Comments**

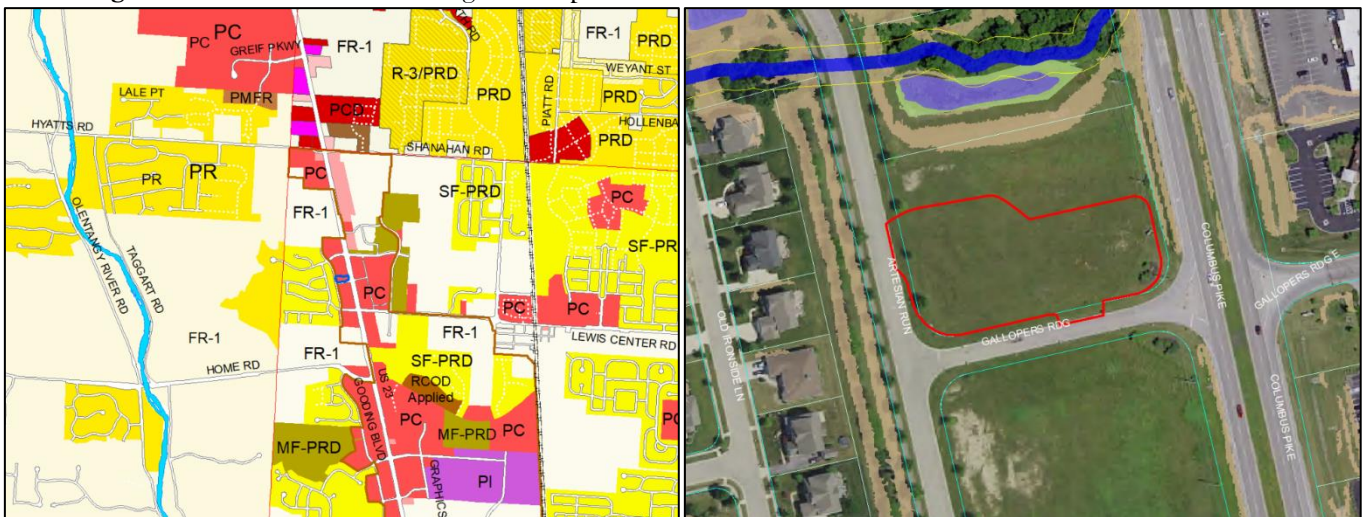
Mr. Price made a motion for a 30-day Tabling for Riverwood Farm. Mr. Loveless seconded the motion.  
**VOTE: Unanimously For, 0 Opposed. Motion carried.**

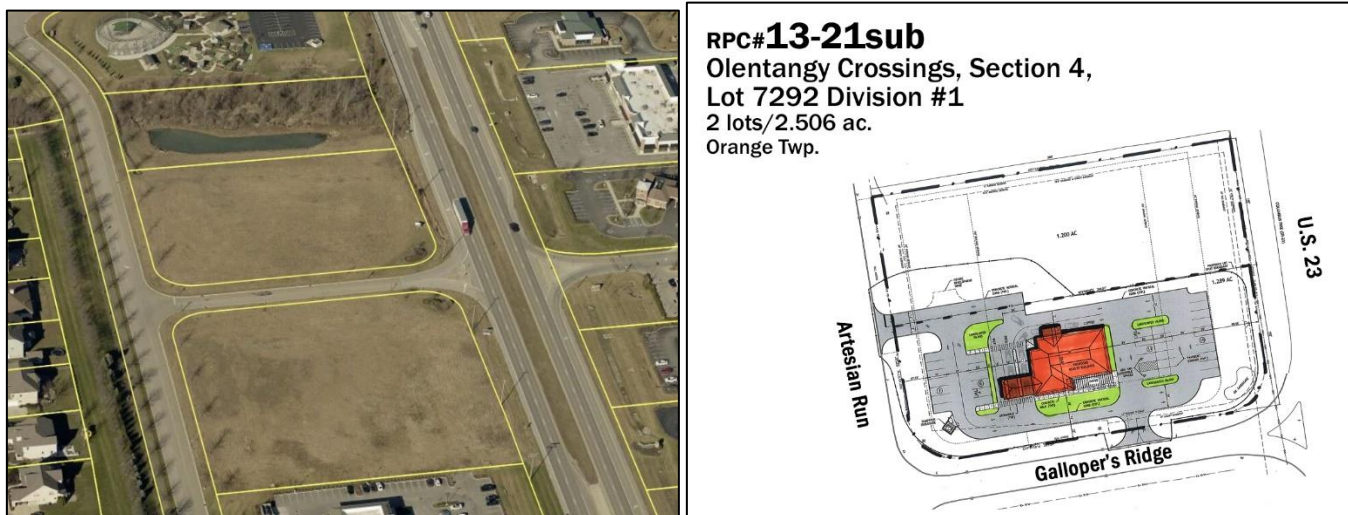
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13-21 Olentangy Crossings, Sec. 4, Lot 7292, Div. #1 - Orange Twp. - 2 lots / 2.506 acres

**Conditions**

**Applicant:** CME Federal Credit Union  
**Subdivision Type:** Commercial  
**Location:** North Side of Gallopers Rd., West of Artesian Run  
**Current Land Use:** Vacant  
**Zoned:** RCOD (Route 23 overlay)  
**Utilities:** Del-Co water and central sanitary sewer  
**School District:** Olentangy  
**Engineer:** Environmental Design Group





**Staff Comments**

This application is a preliminary plan for a replat of a property at the corner of U.S. Route 23 and Galloper's Ridge. The property is proposed to be split into two parcels, with the north property remaining vacant and the south property being developed as a CME Credit Union.

The southern property will be developed with two entrances; a full entrance onto Artesian Run on the east side and a right-in-right-out entrance from Galloper's Ridge. The full entrance includes a shared driveway and access easement for the property to the north for access when that property is developed.

*A technical review was held on April 20, 2021, after which the applicant has addressed all of the required changes.*

**Staff Recommendation**

Staff recommends *Preliminary Approval* of Olentangy Crossings, Sec. 4, Lot 7292, Div. #1 to the DCRPC.

**Commission / Public Comments**

Mr. Jason Sanson, Environmental Design Group was present to represent the applicant.

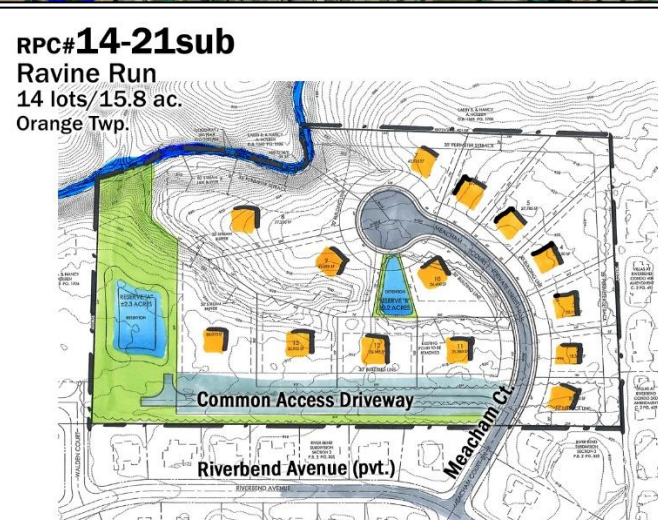
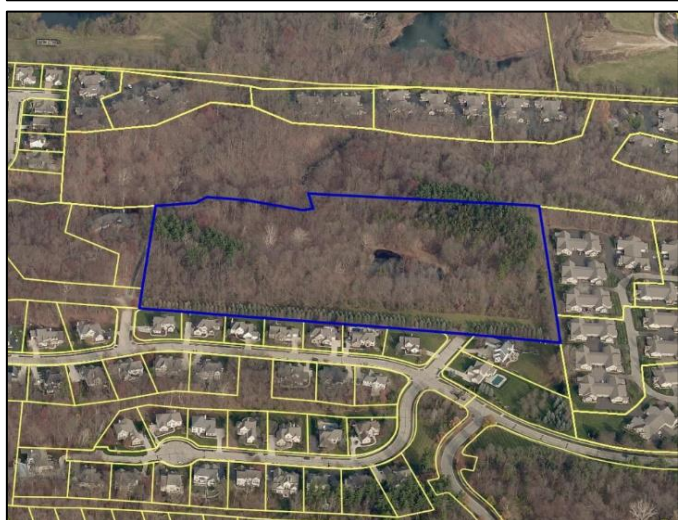
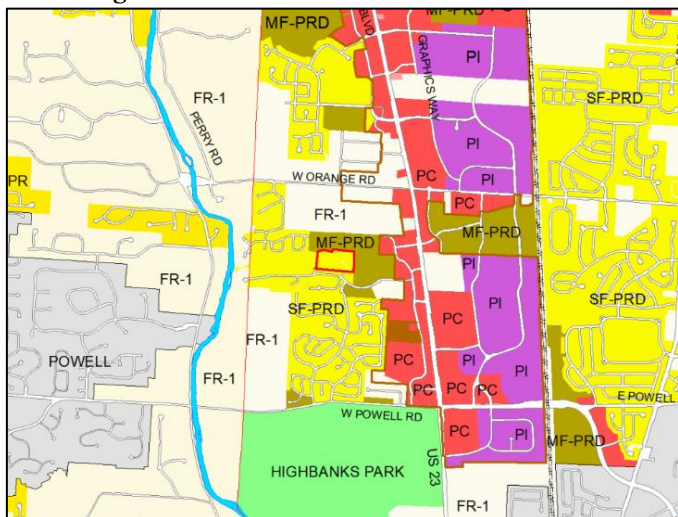
*Mr. Merrell made a motion for Preliminary Approval of Olentangy Crossings, Sec. 4, Lot 7292, Div. #1. Mr. Weade seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Orange Twp.). Motion carried.*

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14-21 Ravine Run (fka River Bend 2021) - Orange Twp. - 14 lots / 15.8 acres

**Conditions**

- Applicant:** Cugini & Capoccia
- Subdivision Type:** Single Family Residential
- Location:** northern extension of Meacham Court, north of Riverbend Ave.
- Current Land Use:** Vacant
- Zoned:** Single Family Planned Residential (SFPRD)
- Zoning Approval:** 10/27/98
- Utilities:** Del-Co water and central sanitary sewer
- School District:** Olentangy
- Engineer:** EMH & T



**Staff Comments**

This application is for the preliminary plan for Ravine Run. Ravine Run, while not part of the original plan for River Bend, acts as an extension of the subdivision. The proposal includes 14 single-family lots on 15.8 acres, and is located north of the River Bend subdivision. The proposal does not include any Sections or Phases, and will be completed at one time.

The singular entrance to the subdivision is through an extension of Meacham Court from River Bend, Section 3. No other access points are included, however, the property is surrounded by developed land, so no other connections are possible.

Ten of the proposed lots will gain their access from an extension of Meacham Court, a private street, to the north where it terminates as a cul-de-sac. The remaining 4 lots will gain access from a Common Access Driveway that's included as part of the subdivision. The CAD extends to the west from Meacham Court just north of the boundary line for River Bend, but the proposal also includes a small strip of land which will retain the existing trees to visually buffer the CAD and development from the single-family properties in River Bend.

Two reserve areas are included in the proposal. One of those is Reserve B, a 0.2-acre open space with access from the cul-de-sac that will be used as a detention basin. The other reserve area, Reserve A, consists of the western-most part of the property and also serves as stormwater management purposes. Sidewalks are included on both sides of the Meacham Court extension, and no multi-use paths are included. The CAD will be open to the residents in order to access the retention pond in Reserve A.

The lot sizes average approximately 0.67 acres, and all properties will be served by sewer and water services.

*A technical review was held on April 20, 2021, after which the applicant has addressed all of the required changes, except as noted in the conditions.*

#### **Staff Recommendation**

Staff recommends *Conditional Preliminary Approval* of **Ravine Run** to the DCRPC, subject to:

1. *The receipt of a letter from the Homeowners Association (ownership of the existing road) stating approval of the project. No additional plans will be submitted or reviewed before the letter is secured.*

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

Mr. Joe Looby with EMH & T was present. He stated that they met with the HOA and received positive feedback. There is a Board meeting next Tuesday where they hope to finalize the letter.

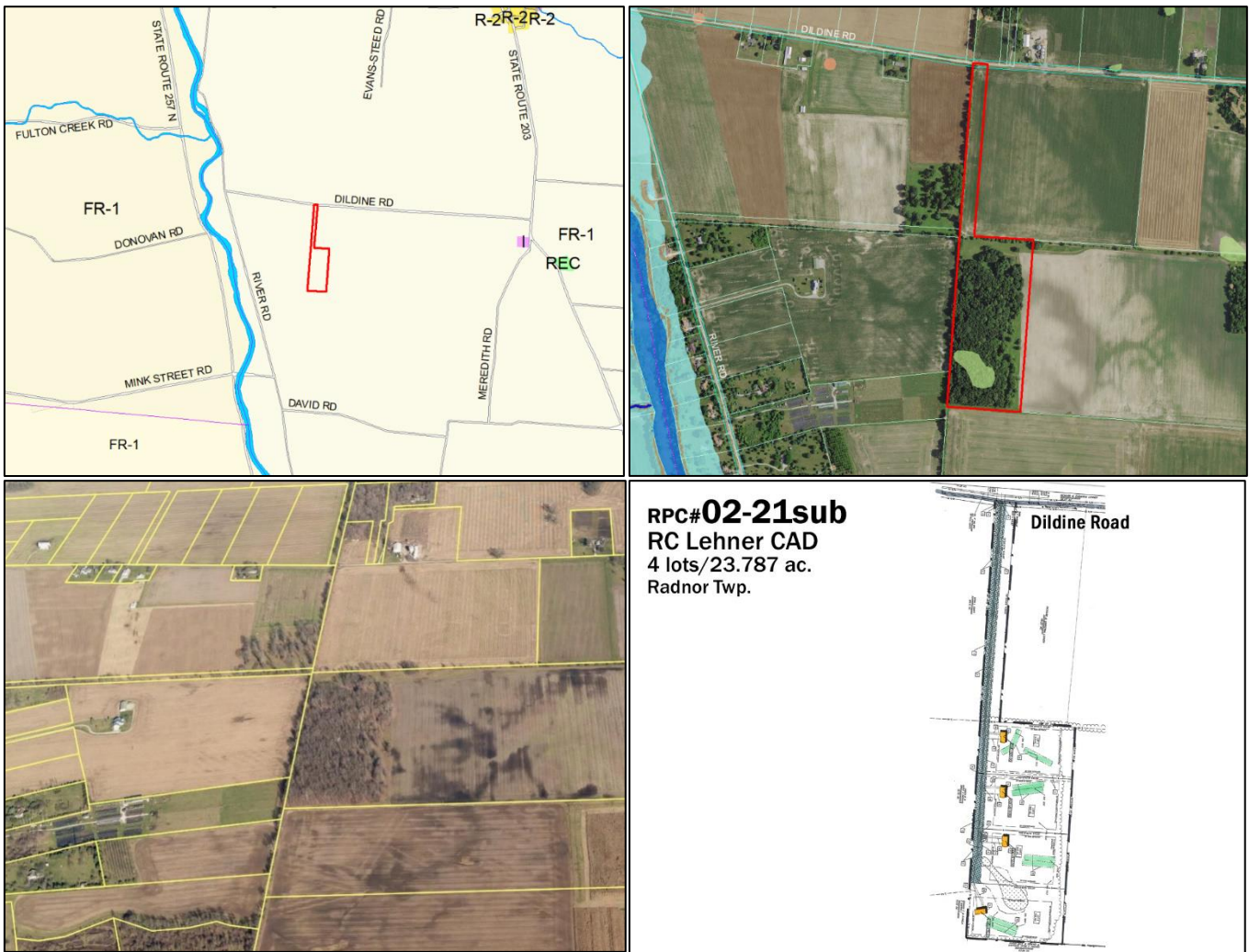
*Mr. Loveless made a motion for Conditional Preliminary Approval of Ravine Run, based on staff recommendation. Mrs. Dorsch seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Orange Twp.). Motion carried.*

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02-21 RC Lehner CAD – Radnor Twp. - 4 lots / 23.787 acres

**Conditions**

- Applicant:** Richard & Christina Lehner
- Subdivision Type:** Single Family Residential, Common Access Driveway
- Location:** south side of Dildine Rd., east of River Rd.
- Current Land Use:** Vacant, former agricultural
- Zoned:** Farm Residential (FR-1)
- Utilities:** Del-Co water and private on-lot treatment systems
- School District:** Buckeye Valley
- Consultant:** Plan 4 Land



**Staff Comments**

This application is for a CAD Subdivision with four lots. The property is located on the south side of Dildine Road, about 3,000 feet east of River Road. The proposal consists of creating a CAD from two lots, with one – at 8.75 acres - having the necessary road frontage. The remaining three lots in the rear range in size from 4.42 acres to 5.01 acres, with the CAD extending through all of the properties, except for the rear lot.

The CAD extends south along the western boundary of the properties for a distance of about 2,500 feet from the ROW, with pull-offs incorporated in accordance with CAD regulations. The lots will have water service, and contain on-site treatment systems as wastewater lines are not currently available on the property.

This property is heavily wooded with a wetland. The wetland will not be impacted, but the wooded areas will be in order to create the CAD, building pads, and associated on-site treatment systems.

*A technical review was held on April 20, 2021, after which the applicant has addressed all of the required changes.*

#### **Staff Recommendation**

Staff recommends *Preliminary Approval* of **RC Lehner CAD** to the DCRPC.

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

Mr. Joe Clase, Plan 4 Land, was present on behalf of the applicants.

*Mr. Vidor made a motion for Preliminary Approval of RC Lehner CAD. Mr. Merrell seconded the motion. VOTE: Majority For, 0 Opposed, 2 Abstained (Building Safety and Troy Twp.). Motion carried.*

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15-21 T Tranel – Radnor Twp. - 3 lots / 8.195 acres

#### **Conditions**

**Applicant:** Andy Tranel

**Engineer/Surveyor:** Grand Lakes Surveying

#### **Staff Comments**

The applicant has requested a **90-day tabling** to allow additional time to address the comments that were received from the Technical Review Committee meeting.

#### **Staff Recommendation**

Staff recommends *Approval* of the **request for a 90-day tabling** for **Tranel Subdivision** to the DCRPC.

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

*Mr. Price made a motion for Approval of the request for a 90-day tabling for Tranel Subdivision. Mr. Vidor seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Building Safety). Motion carried.*

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#### **RPC STAFF AND MEMBER NEWS**

- Acknowledged the passing of Gary Gunderman on April 9, 2021. Gary served as the Representative for Dublin for 12 years until his retirement in 2015.



*Having no further business, Mr. Vidor made a motion to adjourn the meeting at 7:35 p.m. Mr. Loveless seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

*The next meeting of the Delaware County Regional Planning Commission will be Thursday, May 27, 2021, 6:30 PM via Zoom Meeting.*

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Dave Stites, Chairman

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Stephanie Matlack, Executive Administrative Assistant