

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, September 30, 2021 at 6:30 PM

Hayes Services Building, 145 North Union St., Conference Room 235
Delaware, Ohio 43015.

ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of August 26, 2021 RPC Minutes
- Executive Committee Minutes of September 22, 2021
- Statement of Policy

CONSENT AGENDA (Final Plats)

		Township	Lots/Acres
13-15.5	Clarkshaw Moors, Section 5	Concord	34 lots / 19.162 acres
20-14.5	Olentangy Falls East, Sec. 5	Liberty	36 lots / 31.874 acres
12-16.2.A.II	Evans Farm, Sec. 2, Ph. A, Pt. II	Orange	29 lots / 6.772 acres
12-16.2.D.I.II	Evans Farm, Sec. 2, Ph. D, Pt. I & II	Orange	29 lots / 9.550 acres
25-18.3	The Courtyards at Clear Creek, Sec. 3	Orange	41 lots / 13.772 acres
13-21	Olentangy Crossings, Sec. 4, Lot 7292, Div#1	Orange	2 lots / 2.506 acres

ZONING MAP/TEXT AMENDMENTS

38-21 ZON	Genoa Twp. Zoning Commission – text amendments – Hoover Reservoir watershed overlay	
39-21 ZON	Robert & Rhonda Piper – Harlem Twp. – 6.627 acres – AR-1 to FR-1	
40-21 ZON	Ryan Brown, Self Storage 42 – Concord Twp. – 5.0 acres – FR-1 to PC	

SUBDIVISION PROJECTS

Preliminary

		Township	Lots/Acres
02-19	The Reserve at Scioto Bluff (revised)	Concord	18 lots / 12.02 acres
25-21	Delaware Self Storage	Delaware	1 lot / 7.194 acres

OTHER BUSINESS

- Consideration for Approval: Transfer of Appropriation for Health Care
- Consideration for Approval: Fee schedule amendments
- Election of two new Executive Committee members

ADMINISTRATIVE BUSINESS

- **Call to Order**
 Chairman Stites called the meeting to order at 6:33 p.m.
- **Roll Call**
 Representatives: David Loveless, Susan Kuba, Duane Matlack, Tiffany Maag, Joe Shafer, Matt Kurz, Dave Stites, James Hatten, Ed Snodgrass, Herb Ligocki, Mike Dattilo and Doug Price. Alternates: Cheryl Friend, Zach Dowley, Rob Platte, Si Kille, Dustin Kent, Mike Love, and Brett Weimken. Staff: Scott Sanders, Jonathan Miller, Da-Wei Liou and Stephanie Matlack.
- **Approval of the August 26, 2021 RPC Minutes**
Mrs. Kuba made a motion to Approve the minutes from the August 26th meeting as presented. Mr. Matlack seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.
- **September 22, 2021 Executive Committee Minutes**

1. Call to order

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

2. Approval of Executive Committee Minutes from August 18, 2021

Mr. Merrell made a motion to Approve the minutes from August 18th. Miss Boni second the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

3. New Business

- Financial / Activity Reports for August

REGIONAL PLANNING RECEIPTS		AUGUST	YTD TOTAL
General Fees (Lot Split)	(4201)	\$2,255.00	\$17,630.00
Fees A (Site Review)	(4202)	\$300.00	\$7,500.00
Insp. Fees (Lot Line Transfer)	(4203)	\$600.00	\$3,200.00
Membership Fees	(4204)		\$199,135.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)		\$480.20
Assoc. Membership	(4206)		
General Sales	(4220)		\$10.00
Charges for Serv. A (Prel. Appl.)	(4230)	\$10,500.00	\$68,751.40
Charges for Serv. B (Final. Appl.)	(4231)	\$9,000.00	\$81,871.80
Charges for Serv. C (Ext. Fee)	(4232)		\$1,200.00
Charges for Serv. D (Table Fee)	(4233)		\$600.00
Charges for Serv. E (Appeal/Var.)	(4234)		\$1,500.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$300.00	\$4,200.00
OTHER DEPT. RECEIPTS			

Health Dept. Fees	(4242)	\$100.00	\$16,135.00
Soil & Water Fees	(4243)	\$325.00	\$8,425.00
Commissioner’s fees	(4244)		
MISCELLANEOUS REVENUE			\$192.06
Other Reimbursements	(4720)		
Other Reimbursements A	(4721)	\$30.00	\$114.00
Other Misc. Revenue (GIS maps)	(4730)		
Misc. Non-Revenue Receipts	(4733)		
Sale of Fixed Assets	(4804)	\$2,255.00	\$17,630.00
TOTAL RECEIPTS		\$23,410.00	\$410,944.46

Balance after receipts	\$1,198,420.04
Expenditures	- \$ 35,010.88
End of August balance (carry forward)	\$1,163,409.16

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

- September RPC Preliminary Agenda

- 1.) SKETCH PLANS

	<u>Township</u>	<u>Lots / Acres</u>
• Woodtown 4 CADs	Harlem	12 lots / 64.65 acres
• Crooked Creek Acres CAD	Trenton	3 lots / 11.092 acres

- 2.) ZONING MAP/TEXT AMENDMENTS
 - Genoa Twp. Zoning Commission – text amendments – Hoover Reservoir watershed overlay
 - Robert & Rhonda Piper – Harlem Twp. – 6.627 acres – AR-1 to FR-1
 - Ryan Brown – Concord Twp. – 5.0 acres from FR-1 to PCD

- 3.) SUBDIVISION PROJECTS

	<u>Township</u>	<u>Lots/Acres</u>
<u>Preliminary</u>		
• The Reserve at Scioto Bluff (revised)	Concord	18 lots / 12.02 acres
• Delaware Self Storage	Delaware	1 lot / 7.194 acres

- Final
- Clarkshaw Moors, Section 5
 - Olentangy Falls East, Sec. 5
 - Evans Farm, Sec. 2, Ph. A, Pt. II
 - Evans Farm, Sec. 2, Ph. D, Pt. I & II
 - The Courtyards at Clear Creek, Sec. 3
 - Olentangy Crossings, Sec. 4, Lot 7292, Div#1
- | | <u>Township</u> | <u>Lots/Acres</u> |
|--|-----------------|------------------------|
| • Clarkshaw Moors, Section 5 | Concord | 34 lots / 19.162 acres |
| • Olentangy Falls East, Sec. 5 | Liberty | 36 lots / 31.874 acres |
| • Evans Farm, Sec. 2, Ph. A, Pt. II | Orange | 29 lots / 6.772 acres |
| • Evans Farm, Sec. 2, Ph. D, Pt. I & II | Orange | 29 lots / 9.550 acres |
| • The Courtyards at Clear Creek, Sec. 3 | Orange | 41 lots / 13.772 acres |
| • Olentangy Crossings, Sec. 4, Lot 7292, Div#1 | Orange | 2 lots / 2.506 acres |

- Director's Report
 - 1.) **Personnel**
 - Barbara Meacham, GIS intern completed her 14-week session. Mitchell Pinsky, Planning Intern started his 14-week session on 9/13/21.
 - 2.) Scheduled a **Development Team Meeting** for later today. Organizing them as quarterly.
 - 3.) **Zoning Training** – Videos and handouts were posted at the Media tab on our website.
 - 4.) Attended in-person **Transportation Advisory Committee and Attributable Funds Committee** at MORPC.
 - 5.) Attended a workshop hosted by **Sourcepoint** related to their **Creating Healthier, Age-Friendly Parks and Public Spaces**.
 - 6.) **Subdivision Regulations** – In front of Commissioners on November 1. Currently encouraging applicants to use the larger plat size.
 - 7.) **Strategic Planning Session** – Working on scheduling first phone interviews – wanted to wait until new board members are in place.
 - 8.) **Brown Township** – attended Zoning Commission, discussed future amendments – maybe an overlay for Kilbourne Village area.
 - 9.) **Harlem Township** – plan complete and sent to Trustees.
 - 10.) **Liberty Township** – added overlay to master zoning resolution document – updated map.
 - 11.) **Berlin Township** – recalculated future comp plan land use projections based on overlays.
 - 12.) **Kingston Township** – making changes from first comp plan meeting for presentation in November.
 - 13.) **Troy/Delaware/Porter Townships** – various continuing activity.

- 2022 DCRPC Budget

Presented the Executive Committee with the first draft budget. More discussion to follow at October's meeting. The full Commission will vote on the budget at the November 18th meeting.

4. Other Business

- Fee Schedule Amendment
 - 1.) Add a "Platted lot combination" fee and "Plat Vacation" fee of \$400 for each;

2.) Change Preliminary Plan Extension fee from \$150 to \$200 so it matches the tabling fee.

The Executive Committee members all agreed on the proposed Fee Schedule amendments

- Consideration for Recommendation of Approval: Transfer of Appropriation, Transfer \$8600.00 from Services and Charges; \$2,300.00 from 5301, \$4,000.00 from 5310, \$300.00 from 5317, \$2,000.00 from 5361 to: Health Insurance (5101) \$8,600.00

Mrs. Kuba made a motion to recommend Approval of the Transfer of Appropriation as requested by staff. Miss Boni seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

5. Adjourn

Having no further business, Mrs. Kuba made a motion to adjourn the meeting at 10:15 a.m. Miss Boni seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be *Wednesday, October 20, 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.

CONSENT AGENDA (Final Plats)

13-15.5 Clarkshaw Moors, Section 5 – Concord Twp. - 34 lots / 19.162 acres

Conditions

Applicant: Rockford Homes

Subdivision Type: Single Family Planned Residential

Location: west side of Whitestone Trace, south of Pyke Dr.

Zoned: Planned Residential

Preliminary Approval: 08/27/15

Utilities: Del-Co Water, central sanitary sewer

School District: Olentangy

Engineer: Advanced Civil Design

Staff Comments

Clarkshaw Moors is located on the south side of Clark-Shaw Road, east of South Section Line Road with 232 single-family lots. Section 5 is the final section in the development.

This section includes the extension of Whitestone Trace, and completing the intersections with three internal streets. Included are 34 single-family lots and two open space areas that total 5.15 acres. The lots average 0.3 acres with a typical lot size of 80 feet wide by 150 feet deep.

Sidewalks are provided throughout, and a trail connects Whitestone Trace to the open space area behind the lots on Windkeep Way and Moors Edge.

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

Staff Recommendation

Staff recommends *Final Approval* of **Clarkshaw Moors, Section 5** to the DCRPC.

Commission / Public Comments

Mr. Price made a motion for Final Approval of Clarkshaw Moors, Section 5. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

20-14.5 Olentangy Falls East, Sec. 5 – Liberty Twp. - 36 lots / 31.874 acres

Conditions

Applicant: Rockford Homes
Subdivision Type: Planned Residential
Location: south of Hyatts Rd., west of US 23
Zoned: Planned Residential
Preliminary Approval: 09/25/14
Utilities: Del-Co Water, central sanitary sewer
School District: Olentangy
Engineer: Civil & Environmental Consultants

Staff Comments

Olentangy Falls East is a large, 150-lot subdivision on generally rolling land extending east from Olentangy Falls. It is accessed with a boulevard entrance to Hyatts Road via Benton Lane. There are five sections to the development, three of which have already been recorded. Only Sections 4 and 5 remain.

Section 5 consists of 36 single-family lots that average about 0.6 acres, with a typical lot size of 120 feet wide by 200 feet deep. Frontage is obtained through an extension of Royal Pines Drive, as well as the completion of the Noble Trace cul-de-sac. Regency Bend is included as well, and stubs to the north to connect to Section 3 through Section 4. Sidewalks are included throughout.

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 **Olentangy Falls East, Section 5** to the DCRPC.

Commission / Public Comments

Mr. Price made a motion for Final Approval of Olentangy Falls East, Section 5. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

12-16.2.A.II Evans Farm, Sec. 2, Ph. A, Pt. II – Orange Twp. - 29 lots / 6.772 acres

Conditions

- Applicant:** Evans Farm Land Development
- Subdivision Type:** Single Family Planned Residential
- Location:** east of Piatt Rd., north of Linden St.
- Zoned:** Single Family Planned Residential (SFPRD)
- Preliminary Approval:** 09/27/18
- Utilities:** Del-Co Water, central sanitary sewer
- School District:** Olentangy
- Engineer:** Terrain Evolution

Staff Comments

Evans Farm, Section 2 is the second subdivision of a 1,157.62-acre mixed-use project in Orange and Berlin Townships, and includes 126 single-family residential lots. This section mirrors Section 1, extending Piatt Road, Hickory Drive, Evans Farm Drive, Butternut Drive, and Maple Drive north.

Part II of Phase A includes the extension of Maple Drive West to a smaller extension of Piatt Road and Hickory Drive. These extensions provide all of the frontage for 29 buildable lots, which average about 0.16 acres and a typical lot size of 40 to 55 feet wide and 135 to 140 feet deep. Sidewalks are included throughout and there are no reserves or open spaces in this part of Phase A.

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

Staff Recommendation

Staff recommends *Final Approval* of **Evans Farm, Section 2, Phase A, Part II** to the DCRPC.

Commission / Public Comments

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

12-16.2.D.I.II Evans Farm, Sec. 2, Ph. D, Pt. I & II – Orange Twp. - 29 lots / 9.550 acres

Conditions

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

Staff Comments

Parts I and II of Phase D are on the east side of Section 2 and consists of the extension of Maple Drive East. There are a total of 29 single-family lots in Parts I and II that average 0.28 acres, with a typical lot size of 75 feet wide and 140 feet deep. Sidewalks are included throughout and there are no reserve or open spaces in these parts of Phase D.

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, Sec. 2, Ph. D, Pt. I & II to the DCRPC.

Commission / Public Comments

Mr. Price made a motion for Final Approval of Evans Farm, Section 2, Phase D, Parts I & II. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.



25-18.3 The Courtyards at Clear Creek, Sec. 3 – Orange Twp. - 41 lots / 13.772 acres

Conditions

Applicant: Epcon
Subdivision Type: Single Family Planned Residential
Location: west of Gooding Blvd., south of Home Rd.
Zoned: Single Family Planned Residential (SFPRD)
Preliminary Approval: 09/27/18
Utilities: Del-Co Water, central sanitary sewer
School District: Olentangy
Engineer: EMH & T

Staff Comments

The Courtyards at Clear Creek is a 130-lot single-family subdivision with frontage on Home Road. The

project includes the extension of Gooding Boulevard north from its end point at the Delaware County District Library to Home Road. Section 3 is the last remaining section to be recorded.

Section 3 includes 41 buildable lots with an average lot size of 0.19 acres and a typical lot size of 55 feet wide by 120 feet deep. One large open space lot is provided at just over 4 acres to buffer the development from the properties to the west, and to manage storm water. Sidewalks are provided throughout.

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 **The Courtyards at Clear Creek, Section 3** to the DCRPC.

Commission / Public Comments

Mr. Price made a motion for Final Approval of The Courtyards at Clear Creek, Section 3. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

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 Ridge, east of Artesian Run
Zoned: RCOD (Route 23 overlay)
Preliminary Approval: 04/29/21
Utilities: Del-Co Water, central sanitary sewer
School District: Olentangy
Engineer: Environmental Design Group

Staff Comments

This application is a replat of a property at the corner of U.S. Route 23 and Galloper's Ridge. The property is being 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.

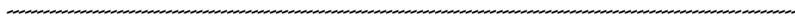
The applicant has presented to the RPC Office a Final Plat (mylar) signed by the various County agencies, a requirement for Final approval.

Staff Recommendation

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

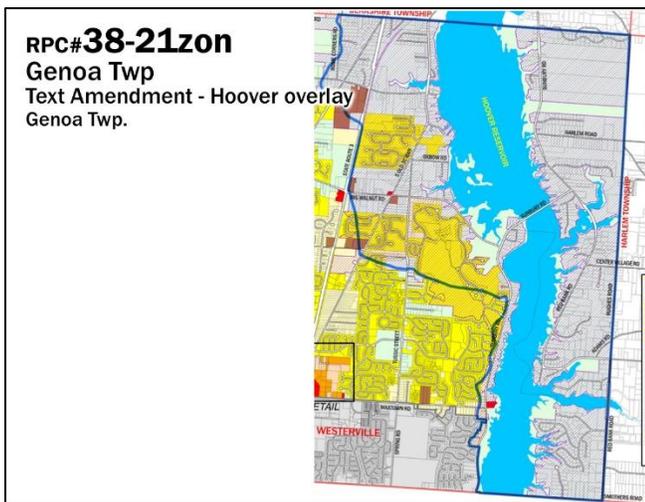
Commission / Public Comments

Mr. Price made a motion for Final Approval of Olentangy Crossings, Sec. 4, Lot 7292, Div#1. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.



ZONING MAP/TEXT AMENDMENTS

38-21 ZON Genoa Twp. Zoning Commission – text amendments – Hoover Reservoir watershed overlay



Request

Genoa Township has requested a review and recommendation of their proposed text and map changes to the Genoa Township Zoning Resolution. The primary change addressed in this amendment is the inclusion of a Hoover Watershed Overlay District. The Hoover Watershed District covers the three sub-watersheds that make up the Hoover Reservoir, and is designed to restrict development to low-impact uses and designs in order to protect the Hoover Reservoir as a drinking water and recreational resource.

Restrictions include decreased density than currently offered in the PRD, increased buffers including no-build zones and open space requirements, increased setbacks, increased limitations on building size and lighting. The restrictions outlined in the Hoover Watershed Overlay is not an optional cloud overlay, but a traditional overlay which take precedence over the regulations in underlying districts.

The overlay is intended to apply to lands as defined in the related map. The text states (701.03) “Unless otherwise stated, all standards within this Article which regulate or overlap similar standards established in other Articles within this Resolution shall be viewed as being in place of, and not in addition to, the latter.” The following section states (701.04) “All standards and procedures within this Resolution that are not expressly superseded by this Article, including those within the underlying Zoning District, shall remain applicable.” This may be confusing as currently stated.

The only map adjustment is the inclusion of the Hoover Watershed Overlay District.

The set of amendments also addresses drive-through facilities and a process clarification within the existing Planned Industrial District.

Staff Recommendations

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

1. Clarification of the effect of this overlay on existing development, particularly as referenced in 701.03 and 701.04; and
2. Review by the County Prosecutor’s office.

Commission / Public Comments

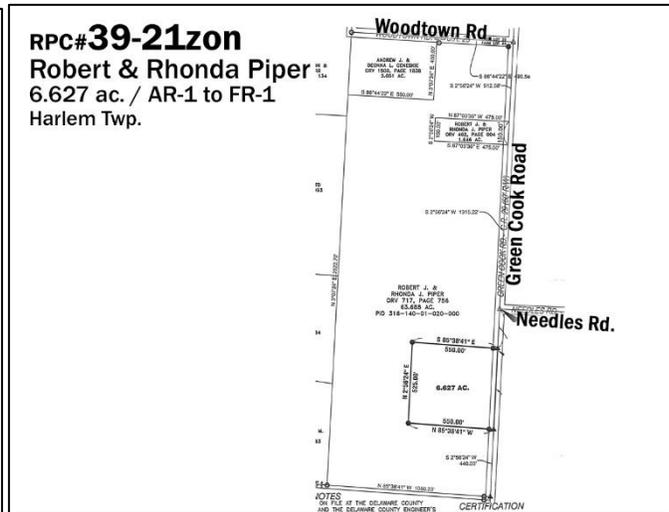
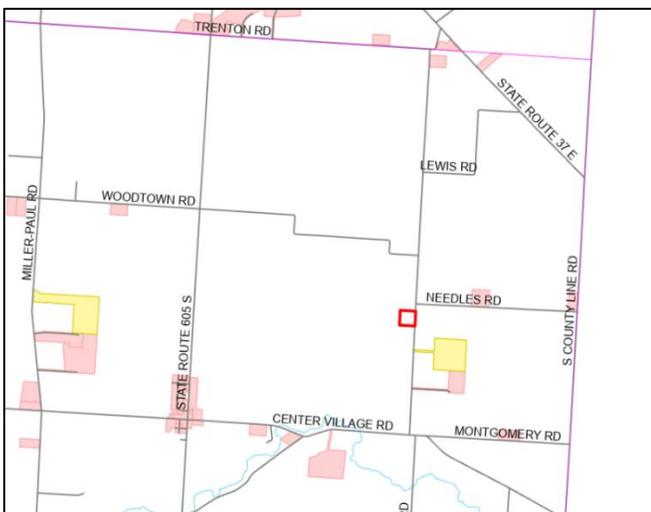
Mr. Shafer stated that he appreciated staff for the feedback and agreed they need to wordsmith the text a little better. He explained that the intent is not to go back and apply these to the already approved developments. The proposal is to make it clear that one regulation supersedes the other. He is awaiting review by the Prosecutor’s office and the City of Columbus.

Mrs. Kuba made a motion to recommend Conditional Approval of the text amendments to the Genoa Twp. Zoning Resolution, subject to staff recommendations. Mr. Snodgrass seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Genoa Twp.). Motion carried.

39-21 ZON Robert & Rhonda Piper – Harlem Twp. – 6.627 acres – AR-1 to FR-1

Request

The applicants, Robert and Rhonda Piper, are requesting a 6.627-acre rezoning from AR-1 to FR-1 to allow the lot to be split out of a 63-acre farm lot.



Conditions

Location: West side of Green-Cook Rd., south of Needles Rd.

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

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

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

School District: Big Walnut Local School District

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

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

Introduction

This a rezoning request to facilitate a future lot split. The current zoning of Agricultural Residential (AR-1) requires a 5-acre minimum lot size and 300 feet of frontage, while the proposed zoning of Farm Residential (FR-1) comes with a 2-acre minimum and a sliding scale of frontage that begins with 175 feet for lots between 2 and 3 acres.

The property is located on the west side of Green-Cook Road, just south of Woodtown Road. Currently, the parcel is about 63 and a half acres. The submitted plan shows 6.627 acres being split, just north of the existing house and related structures. This indicates a potential for three 2-acre lots along Green-Cook Road. The proposed split also has 525 feet of frontage, which would accommodate three 2-acre lots exactly.

Comprehensive Plan

Harlem Township's 2007 Comprehensive Plan indicates this property is in Sub-Area D, which recommends a minimum of 2-acres for lots rezoned to Farm Residential. Other recommendations, like protecting the 100-year floodplain by prohibiting development, are not applicable to this proposal.

Issues

Sanitary Treatment: There's a moderate amount of Pewamo soils in the area to be rezoned. At 2 acre lot sizes, the applicant should be proactive in engaging the Delaware Health District to ensure the adequate on-site sanitary systems can be accommodated.

Development Style: To limit the number of driveway curb cuts along Green-Cook Road, the applicant should consider the use of a Common Access Driveway at this location.

Divergences

No divergences are requested.

Staff Recommendations

Staff recommends Approval of the rezoning request by Robert and Rhonda Piper from AR-1 to FR-1 to the DCRPC, Harlem Twp. Zoning Commission and Harlem Twp. Trustees.

Commission / Public Comments

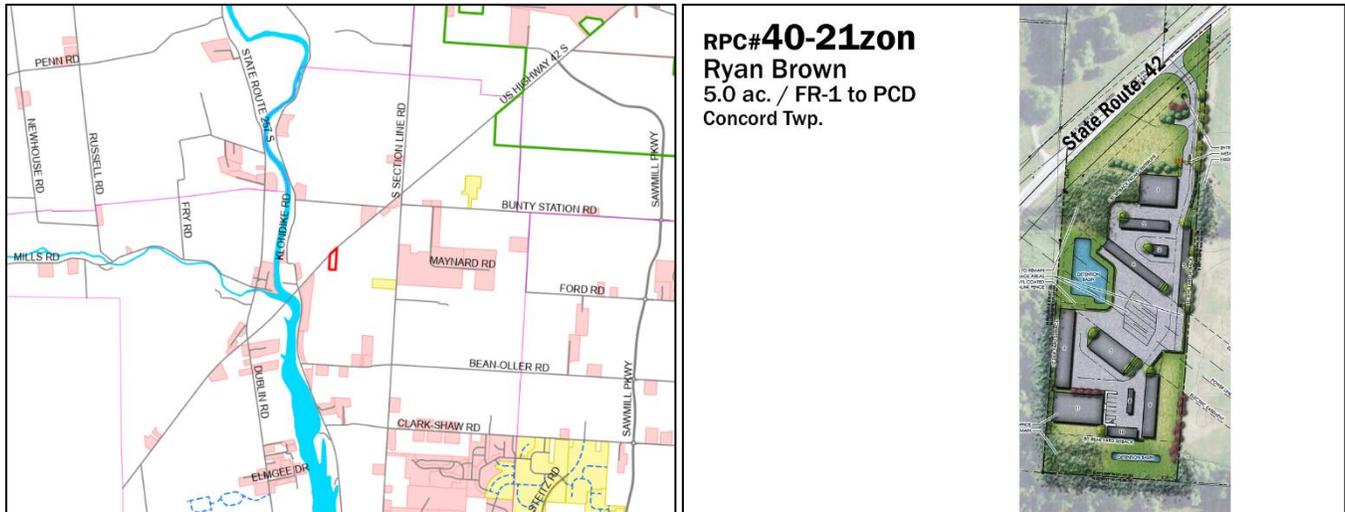
Mr. Joe Clase with Plan 4 Land was present to represent the applicants.

Mr. Price made a motion to recommend Approval of the rezoning request by Robert and Rhonda Piper from AR-1 to FR-1. Mr. Dowley seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Harlem Twp.). Motion carried.

40-21 ZON Ryan Brown, Self Storage 42 – Concord Twp. – 5.0 acres – FR-1 to PC

Request

The applicant, Ryan Brown, is requesting a 5.0-acre rezoning from FR-1 to PC to allow a self-storage facility.



Conditions

Location: south side of US 42, north of Riverside Dr.

Present Zoning: Farm Residential (FR-1) / **Proposed Zoning:** Planned Commercial (PC)

Present Use(s): vacant / **Proposed Use(s):** self-storage facility

School District: Buckeye Valley

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

Critical Resources: streams / drainage course / **Soils:** GwB, SoA, BoA

Introduction

This is also a rezoning in conjunction with a development plan. The rezoning would facilitate the use of the property for a self-storage commercial business on the south side of US 42, just north of Riverside Drive/OH 257. The current zoning permits residential and agricultural uses, while the proposed zoning would permit the intended use.

The submitted plan shows the driveway entering on the east end of the property and extending south. Eleven structures are included, all relatively small and ranging from 500 square feet to 4,800 square feet with a total of 32,275 square feet. A high voltage power easement runs through the middle of the property, forcing five of the structures north of it, with the remaining six to the south; all of which are fenced in.

The proposal respects all setbacks, attempts to preserve some of the existing trees, and provides vegetation to visually screen the development from US 42. The property also lies within the 42 Corridor Overlay.

Comprehensive Plan

Concord Township’s 2018 Comprehensive Plan indicates this property is located in Subarea V, and does not

explicitly refer to the exact area of this parcel. Lands north of US 42 are recommended for residential, however, nothing is mentioned for lands on the south.

In the Township Goals and Objectives chapter, the Commercial and Industrial Development section indicates a goal as encouraging well-planned commercial, office and light industrial development in the US 42 corridor. As the 42 Corridor Overlay would apply in this case, access management principles would need to be taken into account.

Issues

Traffic and access: The proposal does not incorporate any of the recommendations of the 42 Corridor Overlay. Recommendations include: using right-in/right-out entrances, the use of shared driveways, incorporating backage roads, and the avoidance of “bowling alley” lots.

Signage: The proposed sign may be out of conformance with the Concord Township Zoning Resolution. At a height of 11 feet, the sign would have to be located 21 feet from the US 42 ROW (15 feet plus 3 feet of distance for every 1 additional foot of sign height above 8 feet). Additionally, the sign appears to be a pole sign with the solid panel mounted on two poles. While this style conforms to the zoning code, staff recommends monument signs located closer to the ground with a base the same width as the sign face.

Building design: As typical storage buildings, the structures lack architectural detail. To project high quality along the corridor, the most visible portions of the buildings should include additional architectural detail, particularly on building #1. Additional mounding detail should also be provided.

Divergences

No divergences are requested.

Staff Recommendations

Staff recommends Conditional Approval of the rezoning request by Ryan Brown from FR-1 to PC to the DCRPC, Concord Twp. Zoning Commission and Concord Twp. Trustees, subject to:

1. Providing additional architectural detail for the most visible portions of the buildings;
2. Providing additional detail on mounding and landscaping along the northern frontage of the site;
3. Utilizing a monument sign rather than a sign on two poles; and
4. Consider a shared access point with the parcel to the east, depending on its eventual use.

Commission / Public Comments

Mr. Todd Faris with Faris Planning and Design was present to represent the applicant. He stated that regarding access, ODOT wanted the entrance to align with the existing roadway to the north. They can talk to the Township about providing an access to the east. He agreed that the signage meets the code and is what the developer has requested. With regard to the staff comment on architectural detail on the front building; Concord Township requires they screen every commercial use from SR 42 with a minimum 6' high screen so he questions the need for more architectural features that will not be seen.

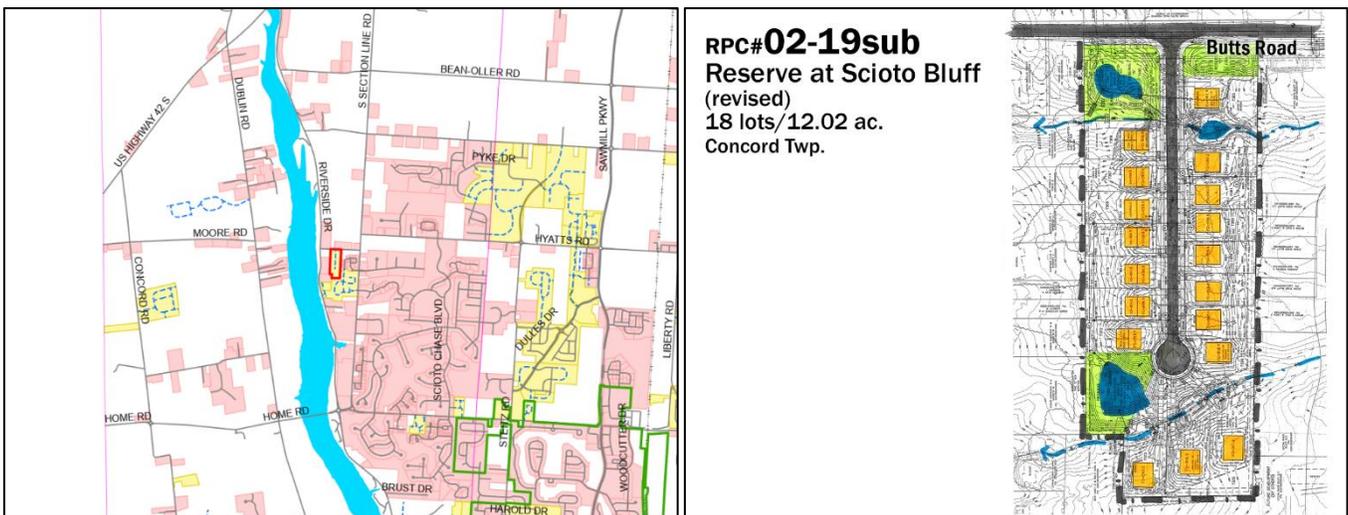
Mr. Price made a motion for Conditional Approval of the rezoning request by Ryan Brown from FR-1 to

PC, subject to staff recommendations 1-4. Mr. Shafer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

SUBDIVISION PROJECTS

Preliminary

02-19 The Reserve at Scioto Bluff (revised) – Concord Twp. - 18 lots / 12.02 acres



Conditions

- Applicant:** Principle Real Estate Development LLC
- Subdivision Type:** Single Family Planned Residential
- Location:** South side of Butts Rd., east of Riverside Dr.
- Current Land Use:** Partially wooded, residential property
- Zoned:** Planned Residential (PRD)
- Zoning Approval:** 01/22/19
- Utilities:** Del-Co water and central sanitary sewer
- School District:** Buckeye Valley
- Engineer:** Dave Denniston, Advanced Civil Design

Staff Comments

The Reserve at Scioto Bluff is an 18-lot single-family subdivision with frontage on the south side of Butts Road. A single road heads south off Butts Road approximately 850' ending in a cul-de-sac. Lots are generally 85' wide by 190' deep with some larger lots on the north end and around the cul-de-sac. Sidewalks are provided on both sides of the street and an 8' wide asphalt path is proposed along Butts road, connecting this project with the development to the east.

The site is mostly wooded and will therefore be cleared up to the boundary line on all sides except north. On the northern end of the site, two reserves on either side of the entrance total 1.3 acres, one of which will

include a retention basin.

This is a revision for the Preliminary Plan initially approved in 2018. The only substantial difference between the original plan and the revision is the adjustment of lot lines.

A technical review was held on September 21, 2021, after which the applicant has addressed all of the required changes.

Staff Recommendation

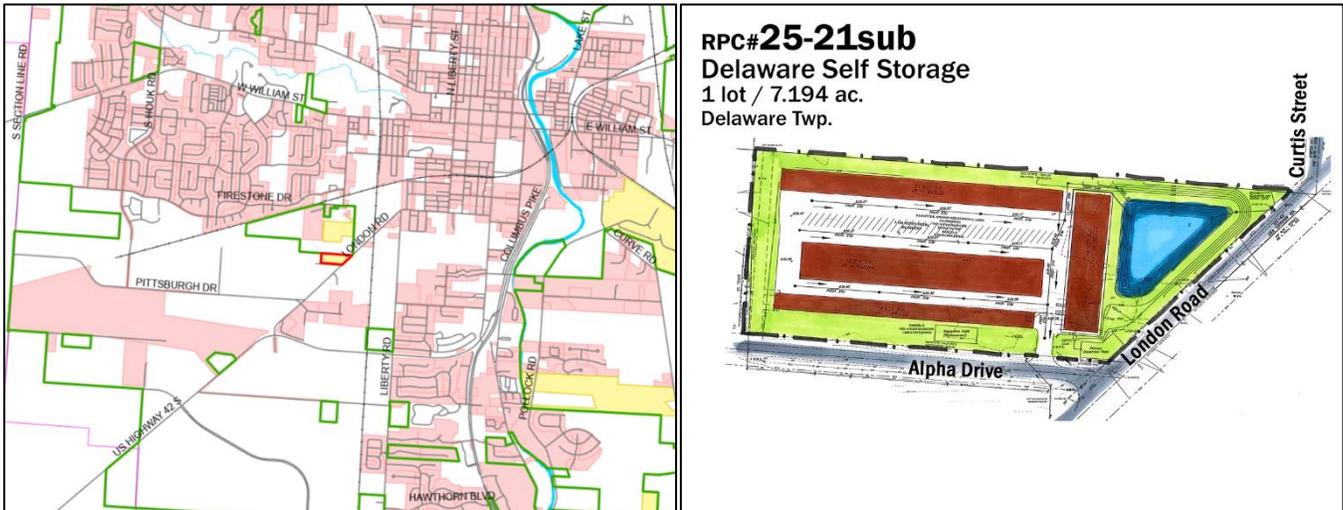
Staff recommends *Preliminary Approval* of **The Reserve at Scioto Bluff (revised)** to the DCRPC.

Commission / Public Comments

Mr. Curtis Echelberry with Advanced Civil Design was present to answer questions from the Commission.

Mr. Matlack made a motion for Preliminary Approval of The Reserve at Scioto Bluff (revised). Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

25-21 Delaware Self Storage – Delaware Twp. - 1 lot / 7.194 acres



Conditions

- Applicant:** Tom O'Brien
- Subdivision Type:** self-storage
- Location:** West side of London Rd., north of Alpha Dr.
- Current Land Use:** house
- Zoned:** Industrial
- Utilities:** Del-Co water and private on-lot treatment systems
- School District:** Delaware City
- Engineer:** Crossing Waters Engineering

Staff Comments

Delaware Self Storage (AKA London Road Storage) is a proposed development on the west side of London Road just south Curtis Road, on the north side of Alpha Drive. The 7.19-acre site is adjacent to the City of Delaware on the east, south, and west. The proposal includes four storage structures that total just over 85,000 square feet of self-storage space. The use of the property is in conformance with Township zoning regulations, as are the setbacks. This plat will combine two existing parcels.

The outstanding issue with the proposal revolves around the site's capabilities to manage wastewater. Being adjacent to the City of Delaware, a city sanitary line is located along London Road on the same side of the road as the proposal. With access to sanitary sewer, the Delaware General Health District cannot approve the use of an on-site septic system without a variance from OAC 3701-29-06(I)(1). However, the City of Delaware would require annexation to provide sewer services.

Should the City of Delaware annex the property, the development proposal would no longer fall under the jurisdiction of the Township or Regional Planning Commission, but would instead require approval from the City of Delaware.

A technical review was held on September 21, 2021, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends Conditional Preliminary Approval of Delaware Self Storage to the DCRPC, subject to:

1. Resolution of the waste treatment issue between the Delaware General Health District, the City of Delaware, and the applicant.

Commission / Public Comments

The applicant, Mr. Tom O'Brien was present to answer questions from the Commission.

Mr. Price made a motion for Conditional Preliminary Approval of Delaware Self Storage, subject to staff recommendation. Mrs. Kuba seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

OTHER BUSINESS

- Consideration for Approval: Supplemental Appropriation for Health Care

The Transfer of Appropriation is necessary due to the change from a single health insurance plan to a family plan that was not budgeted for in 2021. The request is for a transfer of \$8,600.00 from Services and Charges; \$2,300.00 from 5301, \$4,000.00 from 5310, \$300.00 from 5317, \$2,000.00 from 5361 to: Health Insurance (5101) \$8,600.00

Mr. Kille made a motion to Approve the Transfer of Appropriation as requested, seconded by Mr. Dowley. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Consideration for Approval: Fee schedule amendments

- 1.) Establish a “Platted Lot Combination” fee and “Plat Vacation” fee of \$400 each, and
- 2.) Change Preliminary Plan Extension fee from \$150 to \$200 to match the Tabling fee.

Mr. Price made a motion to Approve the amendments to the Fee Schedule as presented. Mr. Shafer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Election of two new Executive Committee members

Mr. Price nominated Joe Shafer, Genoa Twp. Representative and Chairman Stites nominated Tiffany Maag, Sanitary Engineer Representative. Chairman Stites then asked for any other nominations. Hearing none, closed the nominations.

Mr. Price made a motion to Appoint Joe Shafer and Tiffany Maag to the Executive Committee. Mr. Kille seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Chairman Stites thanked Mrs. Kuba for her service to the RPC and to the Executive Committee. She served as Brown Twp. representative since 2011 and as a member of the Executive Committee since 2012.

Having no further business, Mr. Price made a motion to adjourn the meeting at 7:05 p.m. Mr. Kent seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, October 28, 2021, 6:30 PM at the Hayes Services Building, 145 North Union Street, Conference Room 235, Delaware, Ohio 43015.

Dave Stites, Chairman

Stephanie Matlack, Executive Administrative Assistant