

Delaware County Regional Planning Commission

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



MINUTES

Thursday, October 28, 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 September 30, 2021 RPC Minutes
- Executive Committee Minutes of October 20, 2021
- Statement of Policy

CONSENT AGENDA (Final Plats)

		Township	Lots/Acres
23-20	Miller's Brook CAD	Harlem	5 lots / 38.749 acres
03-20	Kingston Meadows CAD	Kingston	6 lots / 23.468 acres

ZONING MAP/TEXT AMENDMENTS

41-21 ZON	ASMRE Holdings, LLC - Berkshire Twp. - 7.6726 acres from A-1 to FR-1
42-21 ZON	Hyatts Investors LLC - Liberty Twp. - 50.4 acres from FR-1 to PMFR

SUBDIVISION PROJECTS

Preliminary

		Township	Lots/Acres
26-21	T Northstar Sec. 1, Ph. A, Lot 644, Div. #2 - Portrush Drive	Berkshire	1 lot / 19.517 acres
27-21	Northstar Sec. 1, Ph. A, Lot 644, Div. #1 - Prestwick Road	Berkshire	1 lot / 20.688 acres
28-21	Zortman CAD	Kingston	3 lots / 24.24 acres
29-21	Orange Summit Communities	Orange	4 lots / 54.418 acres

Final

26-21	T Harlem Estates	Harlem	11 lot / 30.651 acres
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OTHER BUSINESS

- 2022 Budget - 1st review

RPC STAFF AND MEMBER NEWS

- Acknowledgment of "retiring" members

ADMINISTRATIVE BUSINESS

▪ **Call to Order**

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

▪ **Roll Call**

Representatives: Jim Nelson, David Weade, Susan Kuba, Duane Matlack, Jeff Benton, J.M. Rayburn, Jill Love, Matt Kurz, Dave Stites, Ed Reely, Michelle Boni, Herb Ligocki, Josh Vidor, Bonnie Newland, Mike Dattilo, and Doug Price. *Alternates:* Zach Dowley, Dustin Kent, Kelly Thiel, Mike Love, Eric Gayetsky, Barry Bennet, and Cindi Cooper. Arrived after roll call: Susan Dorsch (A). *Staff:* Scott Sanders, Jonathan Miller, Da-Wei Liou and Stephanie Matlack.

▪ **Approval of the September 30, 2021 RPC Minutes**

Mr. Price made a motion to Approve the minutes from the last meeting, seconded by Mr. Dowley. VOTE: Unanimously For, 0 Opposed. Motion carried.

▪ **October 20, 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, Joe Shafer, Tiffany Maag and Michele Boni. Staff: Scott Sanders and Stephanie Matlack.

2. **Approval of Executive Committee Minutes from September 22, 2021**

Mr. Merrell made a motion to Approve the minutes from the last meeting, seconded by Chairman Stites. VOTE: 2 For, 0 Opposed, 2 Abstained. Motion carried.

3. **New Business**

- Financial / Activity Reports for September

REGIONAL PLANNING RECEIPTS		SEPTEMBER	YTD TOTAL
General Fees (Lot Split)	(4201)	\$820.00	\$18,450.00
Fees A (Site Review)	(4202)	\$600.00	\$8,100.00
Insp. Fees (Lot Line Transfer)	(4203)	\$600.00	\$3,800.00
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)	\$1,819.40	\$70,570.80
Charges for Serv. B (Final. Appl.)	(4231)	\$19,550.60	\$101,422.40
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	\$4,500.00

OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$470.00	\$16,605.00
Soil & Water Fees	(4243)	\$450.00	\$8,875.00
Commissioner's fees	(4244)		
MISCELLANEOUS REVENUE			\$192.06
Other Reimbursements	(4720)		
Other Reimbursements A	(4721)	\$6.00	\$120.00
Other Misc. Revenue (GIS maps)	(4730)		
Misc. Non-Revenue Receipts	(4733)		
Sale of Fixed Assets	(4804)	\$820.00	\$18,450.00
TOTAL RECEIPTS		\$24,616.00	\$435,560.46

Balance after receipts	\$1,188,025.16
Expenditures	- \$ 34,294.33
End of September balance (carry forward)	\$1,153,730.83

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

- October RPC Preliminary Agenda

- 1.) SKETCH PLANS
- | | <u>Township</u> | <u>Lots / Acres</u> |
|-------------------------|-----------------|------------------------|
| • Berlin Ridge | Berlin | 12 lots / 6.887 acres |
| • Estates at Duncan Run | Harlem | 14 lots / 67.728 acres |
| • H/S Warren Estate CAD | Kingston | 2 lots / 8.789 acres |

2.) ZONING MAP/TEXT AMENDMENTS

- ASMRE Holdings, LLC - Berkshire Twp. - 7.6726 acres from A-1 to FR-1
- Hyatts Investors LLC - Liberty Twp. - 50.4 acres from FR-1 to PMFRD

3.) SUBDIVISION PROJECTS

Preliminary

- | | <u>Township</u> | <u>Lots/Acres</u> |
|--|-----------------|-----------------------|
| • Northstar Sec. 1, Ph. A, Lot 644, Div #2
Siverside Road | Berkshire | 1 lot / 19.517 acres |
| • Northstar Sec. 1, Ph. A, Lot 644, Div #1
Suffolk Road | Berkshire | 1 lot / 20.688 acres |
| • Zortman CAD | Kingston | 3 lots / 24.24 acres |
| • Orange Summit Communities | Orange | 4 lots / 54.418 acres |

Final

- | | | |
|----------------------|--------|------------------------|
| • Harlem Estates | Harlem | 11 lots / 30.651 acres |
| • Miller's Brook CAD | Harlem | 5 lots / 38.749 acres |

addition of a full 8 hours for Juneteenth and removal of the half day for New Year's Eve. The Committee discussed this change.

Mr. Merrell made a motion to recommend Approval of adopting the Commissioner's holiday calendar for the Regional Planning Commission. Miss Boni seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

4. Old Business

- Strategic Planning Session discussion

Mr. Stites suggested that he, Ms. Boni and Mr. Shafer would be interviewed by Ms. Marie Keister with Murphy Epton for a Q & A as the first phase of planning. All agreed. Discussion continued regarding timing (possibly January) and who would be involved in the workshop session.

5. Adjourn

Having no further business, Mr. Merrell made a motion to adjourn the meeting at 10:15 a.m. Mr. Shafer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be *Wednesday, November 10, 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)

23-20 Miller's Brook CAD – Harlem Twp. - 5 lots / 38.749 acres

Conditions

Applicant: Timothy and Bobbette Carlisle
Subdivision Type: Single Family, Common Access Driveway
Location: East side of Miller Paul Rd., north of Center Village Rd.
Current Land Use: Residential
Zoned: Agricultural Residential (AR-1)
Utilities: Del-Co water and private on-lot treatment systems
School District: Big Walnut
Consultant: Scioto Land Surveying

Staff Comments

Miller's Brook CAD is a 5-lot Common Access Driveway subdivision on the east side of Miller-Paul Road between Center Village Road and Woodtown Road. The 38.75-acre property will be divided into five single-family lots of 2.879, 10.896, 14.563, 5.034, and 5.062 acres. The CAD itself is already constructed and will run through Lots 2 and 3, and is just under 1,800 feet long with pull-offs provided in accordance with spacing regulations. Lot 1, the front-most lot, will be served by Del-Co water and on-site treatment systems, while the remaining four lots will utilize well water and on-site treatment systems.

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

Staff Recommendation

Staff recommends *Final Approval* of Miller's Brook CAD to the DCRPC.

Commission / Public Comments

Mr. Matlack made a motion for Final Approval of Miller's Brook CAD. Ms. Theil seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

03-20 Kingston Meadows CAD – Kingston Twp. - 6 lots / 23.468 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

Kingston Meadows CAD includes six lots which were approved by a variance under application 03-20.V in February of 2020, and is an existing lot of 23.468 acres on the south side of State Route 521 between Carter’s Corner Road and Interstate 71. The property will be subdivided into six single-family residential lots which range from 2.109 acres to 8.166 acres.

The CAD extends slightly over 925 feet from the ROW and pull-offs are provided at driveway locations. The lots will have water service, and contain on-site treatment systems as public wastewater service is not available to the property.

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 **Kingston Meadows** to the DCRPC.

Commission / Public Comments

Mr. Matlack made a motion for Final Approval of Kingston Meadows. Ms. Theil seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

ZONING MAP/TEXT AMENDMENTS

41-21 ZON ASMRE Holdings, LLC – Berkshire Twp. – 7.6726 acres from A-1 to FR-1

Request

The applicant, ASMRE Holdings, LLC., is requesting a 7.6726-acre rezoning from A-1 to FR-1 to allow the lots (parcels 41724002013000 and 41724002014000) to be split into two residential lots.

Conditions

Location: west side of S. Galena Rd., north of Cheshire Rd.

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

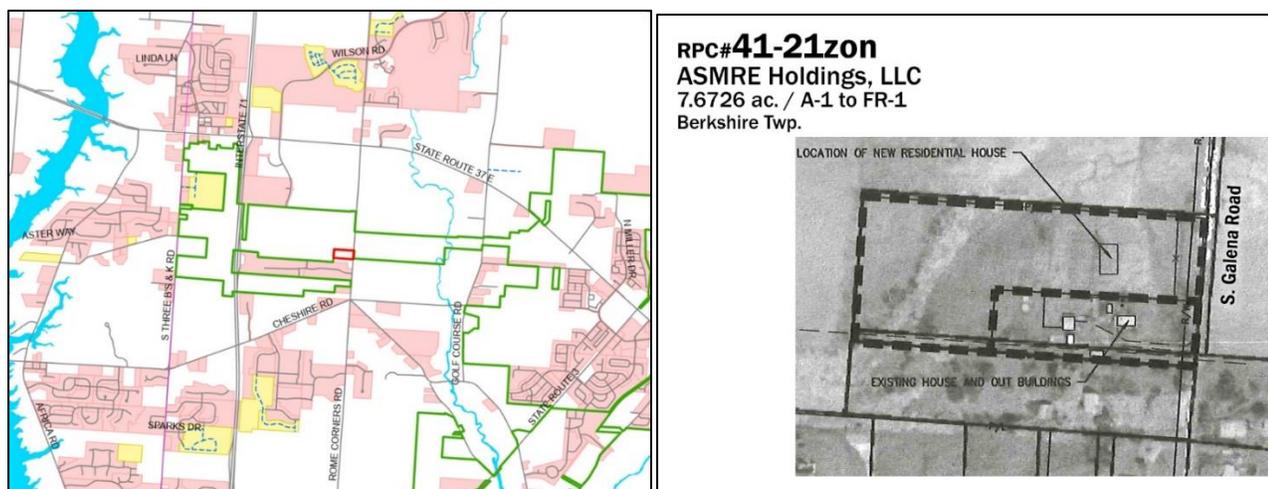
Present Use(s): One single-family house, several outbuildings / **Proposed Use(s):** Two single-family house lots

Existing Density: 1 du / 5 acres **Proposed Density:** 1 du / 1.95 acres

School District: Big Walnut Local School District

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

Critical Resources: drainage course / **Soils:** CaB, BeB, BeA, CaC2, SnA



Introduction

This is a rezoning in conjunction with a development plan. The rezoning is being requested in order to facilitate a lot split. The existing acreage is divided among two parcels that are 0.62 acres and 7.060 acres. Located on the west side of South Galena Road and north of Meadow Chase Drive, the acreage is proposed to be rearranged to two parcels of 5.7 acres and 1.97 acres.

The existing parcel conforms to the current zoning of Agricultural Residential (A-1), which has a minimum lot size of 5 acres and requires 300 feet of frontage. The requested zoning, Farm Residential (FR-1), has a minimum lot size of 1.95 acres with a sliding scale of frontage which starts at 150 feet for parcels less than 2 acres. One of the proposed parcels falls into this category, and has about 165 feet of frontage, fulfilling the minimum requirements. The other lot is above 5 acres and would require 300 feet frontage. At the right-of-way, this lot's frontage is only 214 feet, but the lot opens up to 375 feet where its adjacency to the 1.96-acre lot ends. The resulting parcel would be classified as a flag lot, only prohibited in A-1, OK in FR-1.

Comprehensive Plan

Berkshire Township's 2017 Comprehensive Plan indicates this proposal is located in Sub Area 6. Sub Area 6 recommends that properties closer to Cheshire Road (like this development) should utilize a minimum lot size of 1.95 acres when sanitary service is not available.

Critical Resources: The property has a drainage course which runs along the rear of the property. Since the flag lot must obtain its frontage by being 300 feet wide, at least 50 feet in front of the structure, the potential building pad for the residence will be very limited unless the driveway crosses the drainage course. Since this drainage course feeds into the Little Walnut Creek, the driveway crossing should be avoided.

Staff Recommendations

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

- 1.) *Ensuring that the new residence avoids the crossing of the drainage course.*

Commission / Public Comments

No one was present to represent the applicant.

*Mr. Price made a motion for **Conditional Approval** of the rezoning request by ASMRE Holdings LLC. from A-1 to FR-1, subject to staff recommendation. Mr. Vidor seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berkshire Twp.). Motion carried.*

42-21 ZON Hyatts Investors LLC – Liberty Twp. – 50.4 acres from FR-1 to PMFR

Request

The applicants, Hyatts Investors LLC, are requesting a 50.4-acre rezoning from FR-1 to Planned Multi-Family Residential (PMFR) for the development of a 231-unit planned multi-family development.

Conditions

Location: south side of Hyatts Rd., west of Sawmill Parkway

Present Zoning: Farm Residential (FR-1) / **Proposed Zoning:** Planned Multi-Family Residential (PMFR)

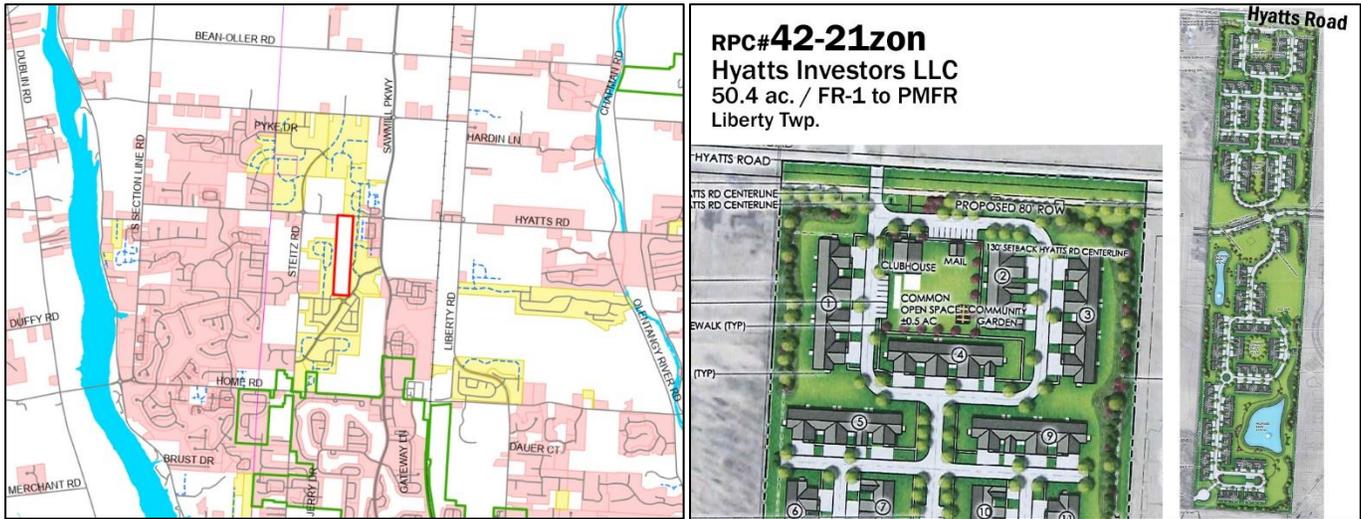
Present Use(s): vacant / **Proposed Use(s):** planned multi family

Existing Density: 1 du / acre **Proposed Density:** 5.99 du / net acre

School District: Olentangy

Utilities Available: Del-Co Water and central sanitary sewer

Critical Resources: none / **Soils:** BoB, PwA, GwB



Introduction

This rezoning request is also in conjunction with a development plan. The proposal is to develop 231 attached condominium units on a network of private roads. The property is located on the south side of Hyatts Road, between Sawmill Road and Steitz Road. The proposal fills a gap between the single-family and apartment sections of Liberty Grand Communities.

The property is currently zoned Farm Residential (FR-1) which permits only single-family residences, and requires a minimum lot size of 1 acre and frontage requirements that begin at 150 feet, and scales up with the acreage. The proposed zoning permits up to 6 units per net developable acre, and allows for multi-family residential structures with over 2 units per building.

The only public road included in the proposal is the connection of Hyatts Crossing Drive between the east and west ends of Liberty Grand Communities. The remaining access roads are privately held roadways, and connect the development to Hyatts Road. An additional emergency entrance and exit point is located on the southwest part of the property, but it is not available for public or project resident use.

The proposal includes a small clubhouse at the northern end of the site which will also serve as a sales office. There are no critical natural resources on the property that would impede the development, but a large high-tension powerline crosses the site diagonally.

Comprehensive Plan

Liberty Township’s 2018 Comprehensive Plan indicates this area is located in Sub Area VI, and would be used for residential purposes at a density of 1.85 units per net developable acres in order to mimic the densities of nearby Scioto Reserve in Concord Township to the west. The plan was adopted prior to the implementation of the overlay and approval of Liberty Grand. The overlay essentially served as a small-area update to the Comprehensive Plan, since the zoning supersedes the plan.

In October 2019, the overlay was approved for Liberty Grand including 959 total residential units of single and multi-family units on 278 acres. This represents a density of 3.44 units per gross acre. Within that overall community, a 308-apartment community was approved on 46 acres just south of this site,

representing a gross density of 6.69 units per gross acre. With the possibility of multi-family units east of this proposed development, an amendment to the layout has been submitted showing 244 units on 32 acres, or a density of 7.625 units per gross acre. That amendment shows proposed multi-family buildings along the edge of this development, with 4-unit, 6-unit, and 10-unit buildings. As such, the proposed single-story multi-family condominiums are designed at a density which is lower than that of the apartments to east and higher than the single-family homes to the west. As a transitional use, the proposal fits in with the Liberty Grand Communities.

Issues

Traffic and access: Liberty Grand provided a road stub to the southwest corner of the site. The plan shows a cul-de-sac for emergency and public turnaround, with an emergency connection into the site. This design of the emergency access must meet the standards of the Liberty Fire Department.

RPC staff believes that more access is always better than less access and would prefer the access be converted into a full access point. The current design will force more traffic to weave through other parts of Liberty Grand streets to access Steitz or to Sawmill. A full intersection would provide a more direct, safer route to Liberty Grand Boulevard, and would alleviate additional trips through the development. However, staff understands this is not being pushed by the County Engineer's office and that the current proposal has already been discussed with the Fire Department.

Building Design: Snout house, or snub-nose housing, consists of building facades featuring front-projecting garages that overpower entryways. Such designs do not promote a sense of community, and should be avoided.

Paths and sidewalks: Staff supports the multi-use path indicated along Hyatts Road. The development plan also indicates a number of internal walkways which staff also generally supports. However, along the front of units, the sidewalks appear to be shifted along the garages and not for general use. Despite these being private roads, staff has consistently recommended sidewalks for general use along at least one side of internal roads.

Divergences

Nine divergences are requested:

1. Reduce the requirement in Section 7.11.D.1 from an aggregate base of 10 inches to roller compacted concrete with an asphalt overlay.

Staff Comment: The applicant has clarified that the structural number of the roadway will remain equal to, or exceed, the Delaware County Engineer's Office requirements. As such, staff does not have an issue with the proposed divergence.

2. Eliminate the requirement in Section 7.15.D which prohibits fencing in front of the façade of the structure, and eliminate the requirement which requires a 150-foot setback for fencing from Class A and Class B roadways, and patio fencing within 80 feet. This divergence would permit fencing along Hyatts Road (1-foot outside of the right-of-way), and to permit patio fencing at 45 feet from

all Class B roadways (Hyatts Crossing and all private roads that might be considered Class B).

Staff Comment: The fencing proposed along Hyatts Road is similar to one that currently exists on a property to the east on Hyatts. Staff is in favor of maintaining the aesthetic continuity along the road, and providing those aesthetics on a more major roadway. Staff also supports the divergence in order to permit patio fencing along the private roadways, as indicated in the plans.

3. Reduce the setback requirement in Section 11.06.C for nonresidential buildings from 100 feet to 80 feet for the clubhouse and mail kiosk.

Staff Comment: As accessory/secondary uses, staff is in favor of providing the minor divergence to reduce the setback for nonresidential structures.

4. Eliminate the requirement in Section 11.06.J that prohibits vinyl as a siding material.

Staff Comment: The surrounding developments have all been permitted divergences to allow vinyl siding. As this proposal sits between two sections of the Liberty Grand District where vinyl has been permitted, it's reasonable to maintain that continuity. Staff concurs with this divergence request.

5. Reduce the setback requirements in Section 11.06.C and Section 11.09.D from Class B roadways and private streets to a minimum of 24 feet for garages to the street, and a minimum of 10 feet from the street to side and rear yards.

Staff Comment: Staff believes this divergence is reasonable considering the layout and nature of the proposal. The private streets act more like access drives than true roadways.

6. Increase the number of permitted permanent signs in Section 20.05.J from 1 to 3 to allow for development signs at each roadway entrance (one along Hyatts Road, and one at either entrance from Hyatts Crossing once it is constructed). Increase the number of permitted signs in Section 20.07.D from one to two to allow for multiple temporary marketing signs that will remain in place until 1 year after all units have received occupancy permits.

Staff Comment: Staff would be in favor of the divergence for marketing signs in order to promote the development. Regarding multiple entrance signs, one for each of the three entrances, with Hyatts Crossing being continued through the development as a public street, this is a reasonable request.

7. A divergence from the application of Section 20.02 and 22.02 which requires the filing of a plat prior to the issuance of a zoning permit in order to allow temporary marketing signs to be approved earlier in the development phase.

Staff Comment: Staff is not opposed to a divergence from the above sections only as they apply to temporary signage. If the signage is approved earlier, the process of leasing the units may be expedited reducing the need for an extended time period of the temporary signs.

Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Hyatts Investors LLC from FR-1 to PMFR to the DCRPC, Liberty Twp. Zoning Commission and Liberty Twp. Trustees, subject to:

- 1.) Approval of divergences, but the development plan should highlight where the side and rear yard setbacks are intended to be reduced from the standard;
- 2.) Consideration of architectural features that would reduce the prominence of the fully-projecting garages; and
- 3.) Consideration of improved access provided at the cul-de-sac.

Commission / Public Comments

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

Mrs. Kuba made a motion to recommend Conditional Approval of the rezoning request by Hyatts Investors LLC from FR-1 to PMFR, subject to staff recommendations 1-3. Mr. Matlack seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Liberty Twp.). Motion carried.

SUBDIVISION PROJECTS

Preliminary

26-21 T Northstar Sec. 1, Ph. A, Lot 644, Div. #2 – Portrush Drive – Berkshire Twp. - 1 lot / 19.517 acres

Conditions

Applicant: Northstar Residential Development

Engineer: Terrain Evolution

Staff Comments

The applicant has requested a 90-day tabling of the project.

Staff Recommendation

Staff recommends *Approval* of the tabling request for Northstar Sec. 1, Ph. A, Lot 644, Div. #2 – Portrush Drive to the DCRPC.

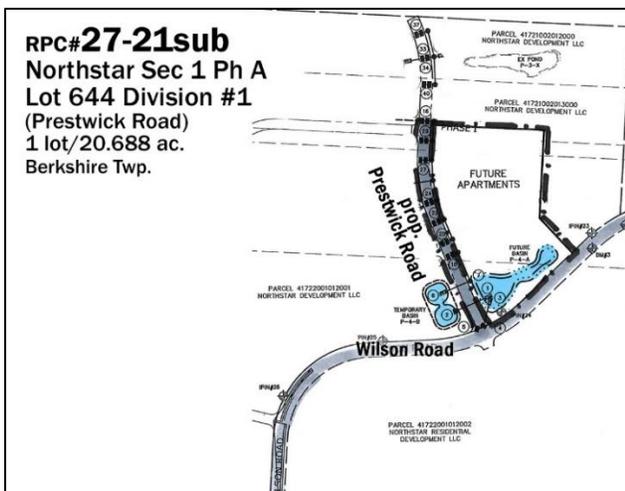
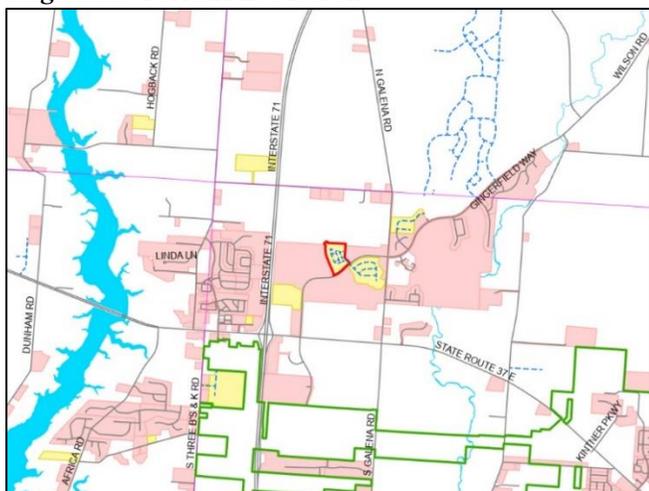
Commission / Public Comments

Mr. Price made a motion to Approve the 90-day table request for Northstar Sec. 1, Ph. A, Lot 644, Div. #2 – Portrush Drive. Mr. Reely seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

27-21 Northstar Sec. 1, Ph. A, Lot 644, Div. #1 – Prestwick Road – Berkshire Twp. - 1 lot / 20.688 acres

Conditions

Applicant: Northstar Residential Development
Location: North side of Wilson Rd., north of SR 37
Current Land Use: Vacant
Zoned: Planned Mixed Use District (PMUD)
Zoning Approval: (pending)
Utilities: Del-Co water and central sanitary sewer
School District: Big Walnut
Engineer: Terrain Evolution



Staff Comments

This is a preliminary plan that will establish the right-of-way for Prestwick Road and creates the lot that will be the site of the proposed Northstar Apartments. Prestwick Road is proposed to be located on the north side of Wilson Road, about halfway between State Route 36/37 and North Galena Road.

The lot on which Prestwick Road is proposed was platted in 2007, requiring that subsequent divisions go through the RPC subdivision process. Further subdivisions are planned for additional right-of-way and lot creation, which will subsequently need RPC approval.

A technical review was held on October 19, 2021, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends Preliminary Approval of Northstar Sec. 1, Ph. A, Lot 644, Div. #1 – Prestwick Road to the DCRPC.

Commission / Public Comments

Mr. Mike Williamson, Terrain Evolution, was present to represent the applicant.

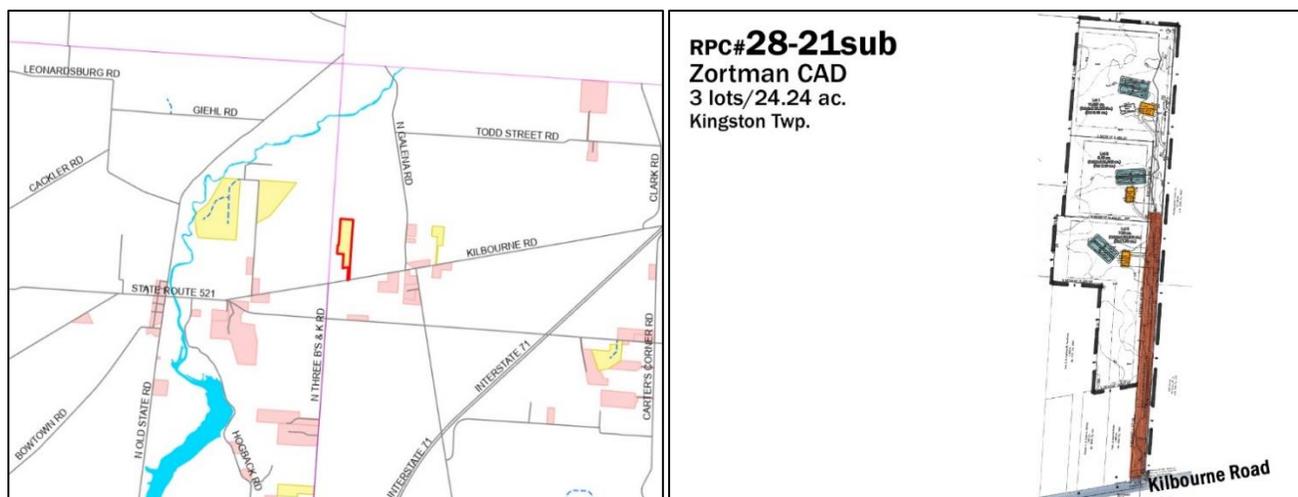
Mr. Price made a motion for Preliminary Approval of Northstar Sec. 1, Ph. A, Lot 644, Div. #1 –

Prestwick Road. Mr. Vidor seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

28-21 Zortman CAD – Kingston Twp. - 3 lots / 24.24 acres

Conditions

- Applicant:** Michael & Jill Zortman
- Subdivision Type:** Single family, common access driveway
- Location:** north side of Kilbourne Rd., east of N.3 B's & K Rd.
- Current Land Use:** Vacant
- Zoned:** Farm Residential (FR-1)
- Utilities:** Del-Co water and private on-lot treatment systems
- School District:** Buckeye Valley
- Consultant:** A to Zoning



Staff Comments

This application is for a 3-lot CAD on the north side of Kilbourne Road between North Three B's & K Road and North Galena Road. The property is currently a vacant flag lot at 24.24 acres. All of the proposed lots are over 5 acres, and have the requisite frontage necessary to be in compliance with Township's Zoning Resolution.

The CAD itself extends north and is roughly 1,600 feet long. Three pull-off areas are included in conformance with the RPC Subdivision Regulations, as well as a T-turnaround at the CAD's terminus/driveway to Lot 2.

The only critical resources on the property are a row of trees along the eastern property line and an electric powerline. The existing trees should be able to be preserved easily, and the existing powerline is not associated with an easement that would disrupt development.

A technical review was held on October 19, 2021, after which the applicant has addressed all of the required changes.

Staff Recommendation

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

Commission / Public Comments

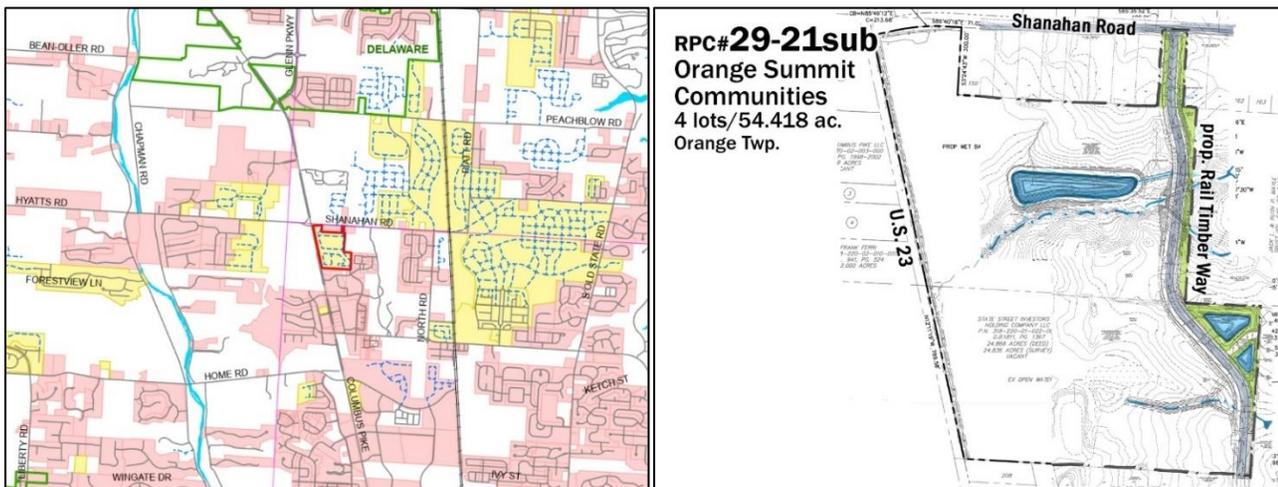
No one was present to represent the applicant.

Mr. Vidor made a motion for Preliminary Approval of Zortman CAD. Mr. Weade seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Kingston Twp.). Motion carried.

29-21 Orange Summit Communities – Orange Twp. - 4 lots / 54.418 acres

Conditions

- Applicant: Schottenstein Real Estate Group
- Subdivision Type: Commercial/Multi-family
- Location: south side of Shanahan Rd., east of US 23
- Current Land Use: Vacant
- Zoned: RCOD
- Zoning Approval: 08/16/21
- Utilities: Del-Co water and central sanitary sewer
- School District: Olentangy
- Engineer: Kimley-Horn



Staff Comments

This preliminary plan is also to plat the right-of-way for the Rail Timber Way extension, as well as the two lots that will be developed as Orange Summit Communities. The property is located at the southeast corner of U.S. 23 North and Shanahan Road.

Rail Timber Way currently terminates at the southern property line of the subject property, where Olentangy Crossings, Section 7 is located. The extension will bring Rail Timber Way up to Shanahan Road where it will terminate as a T-intersection. The rest of this proposal involves dividing the remaining acreage into the two lots which represent the two sections of Orange Summit Communities.

A technical review was held on October 19, 2021, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary Approval* of **Orange Summit Communities** to the DCRPC.

Commission / Public Comments

Mr. Brad Holland with Schottenstein Real Estate Group was present to answer any questions from the Commission.

Mr. Dowley made a motion for Preliminary Approval of Orange Summit Communities. Mr. Benton seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Orange Twp.). Motion carried.

Final

14-20 T Harlem Estates – Harlem Twp. - 11 lots / 30.651 acres

Conditions

Applicant: AV Investments

Consultant: Plan 4 Land

Staff Comments

The applicant has requested a 90-day tabling of Harlem Estates in order to work out outstanding issues from Technical Review.

Staff Recommendation

Staff recommends *Approval* of a 90-day Tabling of **Harlem Estates** to the DCRPC.

Commission / Public Comments

No one was present to represent the applicant.

Ms. Boni made a motion to Approve the 90-day tabling for Harlem Estates. Mr. Dowley seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

OTHER BUSINESS

- 2022 Budget – 1st review

The proposed budget includes:

- 1.) Projected plating revenue is conservative at \$175,000;
- 2.) Salaries: 4% increase, Staffing includes an intern for 36 weeks;
- 3.) Health Insurance rates were provided by the County Administrator;
- 4.) Materials and supplies are conservative estimates, there are no significant expenses anticipated for 2022;
- 5.) Services and Charges include the ongoing Trakit software maintenance, estimated moving expenses and funds for RPC hosted conferences;
- 6.) Membership dues (\$204,312) were calculated with a 45¢ per capita credit for those jurisdictions that are current, applied to the existing \$1.04 per capita dues amount;
- 7.) Projected carry forward to 2023 - \$854,472.

- 2022 Holiday Calendar

Consideration for amending the current holiday calendar to coincide with Delaware County's newly adopted calendar. The new calendar removes the half day for New Year's Eve and adds the full day for Juneteenth. The Executive Committee recommended this change.

Mr. Vidor made a motion to Approve the addition of Juneteenth to the RPC holiday calendar and the deletion of New Year's Eve half day holiday. Mr. Rayburn seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

RPC STAFF AND MEMBER NEWS

- Acknowledgment of "retiring" members

Chairman Stites presented Mrs. Susan Kuba with a certificate thanking her for her 10 years of service to the Regional Planning Commission and 9 years serving on the Executive Committee.

Mr. Steve Burke, representative to the Health District was also acknowledged for his 22 years of service to the Regional Planning Commission and 11 years serving on the Executive Committee as Chair, Vice-Chair and Member-At-Large.

Having no further business, Mr. Price made a motion to adjourn the meeting at 7:00 p.m. Mr. Dowley seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, November 18, 2021, 6:30 PM at the Frank B. Willis Building, 2079 US 23 North, Conference Room, Delaware, Ohio 43015.