

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, November 18, 2021 at 6:30 PM
Frank B. Willis Building, 2079 US 23 North, Conference Room,
Delaware, Ohio 43015

ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of October 28, 2021 RPC Minutes
- Executive Committee Minutes of November 10, 2021
- Statement of Policy

CONSENT AGENDA (Final Plats)		Township	Lots/Acres
29-18.2	Northstar Goldwell, Section 2	Berkshire	71 lots / 19.66 acres
27-21	T Northstar Prestwick Rd. - (Northstar, Sec. 1 Ph. A, Lot 644 w/addt'l land)	Berkshire	1 lot / 20.688 acres
06-21	Hoover View CAD	Genoa	5 lots / 16.752 acres
14-20	Harlem Estates	Harlem	11 lots / 30.651 acres
06-20	Meyers Property CAD	Liberty	4 lots / 5.658 acres

ZONING MAP/TEXT AMENDMENTS

43-21 ZON	Vinita Patel - Berkshire Twp. - 2.601 acres - PMUD Art. 16
44-21 ZON	Richard and Heather Day - Trenton Twp. - .50 acres from FR to CB
45-21 ZON	Ronald and Kristina Chatfield - Trenton Twp. - 11.092 acres from FR to RR
46-21 ZON	Metro Development - Concord Twp. - 63.63 acres from FR-1 to PRD

SUBDIVISION PROJECTS

Preliminary

		Township	Lots/Acres
30-21	Northstar, Sec. 1, Ph. A, Lot 645, Div. #1	Berkshire	1 lot / 41.078 acres
31-21	Trinity Lane CAD	Concord	3 lots / 7.78 acres

EXTENSIONS

31-19	Evans Farm Delaware LLC - Orange Twp. - Jennings Sports Park - requesting 1 year extension
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OTHER BUSINESS

- Consideration for Approval: 2022 Budget and Meeting Schedule

ADMINISTRATIVE BUSINESS

- **Call to Order**
 Chairman Stites called the meeting to order at 6:30 p.m.
- **Roll Call**
 Representatives: David Weade, David Loveless, Ric Irvine, Duane Matlack, Dustin Kent, Tiffany Maag, J.M. Rayburn, Dave Stites, Eric Gayetsky, Michelle Boni, James Hatten, Ed Snodgrass, Josh Vidor, Bonnie Newland, Mike Dattilo and Doug Price. Alternates: Jesse Mann, Chris Rinehart, Zach Dowley, Mike Love. Staff: Scott Sanders, Jonathan Miller, Da-Wei Liou and Stephanie Matlack.
- **Approval of the October 28, 2021 RPC Minutes**
Mr. Price made a motion to Approve the minutes from the last meeting. Mr. Vidor seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.
- **November 10, 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, Tiffany Maag, Joe Shafer and Michele Boni. *Staff:* Scott Sanders and Stephanie Matlack.

2. Approval of Executive Committee Minutes from October 20, 2021

Mr. Merrell made a motion to Approve the minutes from the October Executive Committee meeting. Mr. Shafer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

3. New Business

- Financial / Activity Reports for October

REGIONAL PLANNING RECEIPTS		SEPTEMBER	YTD TOTAL
General Fees (Lot Split)	(4201)	\$2,255.00	\$20,705.00
Fees A (Site Review)	(4202)	\$2,400.00	\$10,500.00
Insp. Fees (Lot Line Transfer)	(4203)	\$400.00	\$4,200.00
Membership Fees	(4204)		\$199,135.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$2,091.78	\$2,571.98
Assoc. Membership	(4206)		
General Sales	(4220)		\$10.00
Charges for Serv. A (Prel. Appl.)	(4230)	\$12,962.30	\$83,533.10
Charges for Serv. B (Final. Appl.)	(4231)	\$15,868.80	\$117,291.20
Charges for Serv. C (Ext. Fee)	(4232)		\$1,200.00
Charges for Serv. D (Table Fee)	(4233)	\$200.00	\$800.00
Charges for Serv. E (Appeal/Var.)	(4234)		\$1,500.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$300.00	\$4,800.00
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$2,120.00	\$18,725.00

Soil & Water Fees	(4243)	\$2,125.00	\$11,000.00
Commissioner's fees	(4244)		
MISCELLANEOUS REVENUE			\$192.06
Other Reimbursements	(4720)		
Other Reimbursements A	(4721)		\$120.00
Other Misc. Revenue (GIS maps)	(4730)		
Misc. Non-Revenue Receipts	(4733)		
Sale of Fixed Assets	(4804)	\$2,255.00	\$20,705.00
TOTAL RECEIPTS		\$40,722.88	\$476,283.34

Balance after receipts		\$1,194,453.71
Expenditures	-	\$ 41,778.78
End of October balance (carry forward)		\$1,152,674.93

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

- November RPC Preliminary Agenda

1.) SKETCH PLANS

	<u>Township</u>	<u>Lots / Acres</u>
• Fehl Acres CAD	Concord	4 lots / 10.97 acres
• Ross Road Development	Trenton	14 lots / 58 acres
• Liberty/Hardin Road Development	Liberty	18 lots / 23 acres
• Nelson Farms North	Liberty	37 lots / 40.6 acres
• Sherwin Williams (Olentangy Crossings, Sec. 4, Lot 7292, Div #1)	Orange	1 lot / 1.204 acres

2.) ZONING MAP/TEXT AMENDMENTS

- Vinita Patel - Berkshire Twp. - 2.601 acres - PMUD Art. 16
- Richard and Heather Day - Trenton Twp. - .50 acres from FR to CB
- Ronald and Kristina Chatfield - Trenton Twp. - 11.092 acres from FR to RR
- Metro Dvlpt. - Concord Twp. - 63.63 acres from FR-1 to PRD

3.) SUBDIVISION PROJECTS

Preliminary

	<u>Township</u>	<u>Lots/Acres</u>
• Northstar, Sec. 1, Ph. A, Lot 645, Div. #1	Berkshire	1 lot / 41.078 acres
• Trinity Lane CAD	Concord	3 lots / 7.78 acres

Final

• Northstar Goldwell, Section 2	Berkshire	71 lots / 19.66 acres
• Northstar Prestwick Rd. - <i>(Tabled)</i> (Northstar, Sec. 1 Ph. A, Lot 644 w/addt'l land)	Berkshire	1 lot / 20.688 acres
• Hoover View CAD	Genoa	5 lots / 16.752 acres
• Harlem Estates	Harlem	11 lots / 30.651 acres

- Meyers Property CAD Liberty 4 lots / 5.658 acres

Extension

- Evans Farm Delaware LLC - Orange Twp. - Jennings Sports Park - requesting 1-year extension
- Director's Report
 - 1.) Attended in-person **Transportation Advisory Committee and Attributable Funds Committee** at MORPC.
 - 2.) **Subdivision Regulations** - Approved. Copy was recorded, new prints inserted in workbooks, reminder sent to applicants/engineers.
 - 3.) **Route 23 Connect** - stakeholder and steering committee activity continues (public meeting today!)
 - 4.) **Strategic Planning Session** - Marie Keister is scheduling interviews, workshop session to be in 2022
 - 5.) **Retention Schedule updated** - we continue to scan older lot splits to upload to web accessibility, we can shred splits/transfers older than 10 years.
 - 6.) **Kingston Township** - attended Comp Plan meeting with full draft. Working on a survey for awareness and input.
 - 7.) **Delaware Township** - Jonathan is continuing to meet with steering committee, working through survey results
 - 8.) **Troy Township** - ongoing zoning resolution amendments
 - 9.) **Berlin Township** - met with Trustees on 10/25. Updated subareas to match overlay text. Planning to do a full update to the Comprehensive Plan in early 2022.
 - 10.) Part of 3-person team that reviewed grant applications for the Preservation Parks trail grant process, recommending to their Board.
 - 11.) **Updating Trail map** with intern, Da-Wei created a bin delivery map for Genoa, updating our overlay tracking through GIS and development pipeline data
- 2022 Budget and Meeting schedule- 2nd Review

Staff has received no comments or questions from Commission members regarding the first draft of the 2022 Budget.

Mrs. Maag made a motion to recommend Approval of the 2022 DCRPC Budget and meeting schedule as presented. Mr. Shafer seconded the motion. VOTE: Unanimously For, 0 Opposed.

Motion carried.

4. Other Business

- Position Elections

Due to the change in Committee members position elections were voted on.

Mr. Merrell made a motion to appoint Michele Boni as Vice Chair, Joe Shafer as 2nd Vice Chair and Tiffany Maag as Member At Large. Mrs. Maag seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

5. Adjourn

Having no further business, Miss Boni made a motion to adjourn the meeting at 9:45 a.m. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

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

29-18.2 Northstar Goldwell, Section 2 – Berkshire Twp. -71 lots / 19.66 acres

Conditions

Applicant: Northstar Residential Development LLC
Subdivision Type: Single Family Residential
Location: East side of N. Galena Rd., west of Wilson Rd.
Zoned: Planned Mixed Use District (PMUD)
Preliminary Approval: 11/29/18
Utilities: Del-Co Water, central sanitary sewer
School District: Big Walnut
Engineer: Terrain Evolution

Staff Comments

Northstar – Goldwell Neighborhood is a 121-lot single-family subdivision with frontage on Wilson and North Galena Roads. This is the final plat for Section 2 of the development; the final section. This section

extends Goldwell Drive from Section 1 to Honey Grove Drive, and also establishes a cul-de-sac for additional frontage and open spaces for storm water management. The lots have an average size of 0.187 acres, and open space is calculated at 1.89 acres. The open space is distributed among 3 lots, with the largest along Wilson Road for storm water retention.

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

Staff Recommendation

Staff recommends *Final Approval* of Northstar Goldwell, Section 2 to the DCRPC.

Commission / Public Comments

Mr. Dowley made a motion for Final Approval of Northstar Goldwell, Section 2. Mr. Mann seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

27-21 T Northstar Prestwick Rd. – (Northstar, Sec. 1, Ph. A, Lot 644 w/addt'l land) – Berkshire Twp. –
1 lot / 20.688 acres

Conditions

Applicant: Northstar Residential Development
Engineer: Terrain Evolution

Staff Comments

The applicant has requested a 90-day tabling of Northstar Prestwick Rd. – (Northstar, Sec. 1, Ph. A, Lot 644 w/addt'l land).

Staff Recommendation

Staff recommends *Approval* of the 90-day Tabling of Northstar Prestwick Rd. – (Northstar, Sec. 1, Ph. A, Lot 644 w/addt'l land) to the DCRPC.

Commission / Public Comments

Mr. Dowley made a motion for Approval of the 90-day tabling of Northstar Prestwick Rd. – (Northstar, Sec. 1, Ph. A, Lot 644 w/addt'l land). Mr. Mann seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

06-21 Hoover View CAD – Genoa Twp. - 5 lots / 16.752 acres

Conditions

Applicant: Jiechun Liu
Subdivision Type: Single family Common Access Driveway
Location: West side of Sunbury Rd., south of Hoover Woods Rd.
Zoned: Rural Residential
Preliminary approval: 02/25/21
Utilities: Del-Co water and private on-lot treatment systems
School District: Big Walnut
Engineer: Kimley-Horn

Staff Comments

This is the final plat for a 5-lot CAD in Genoa Township on the west side of Red Bank Road, just north of Sunbury Road. The property is an existing lot of 16.75 acres which is currently a single-family residential property. The CAD provides frontage for the lots which range in size from 2.3 acres to 5.21 acres. All of the proposed lots conform to acreage and frontage requirements. Despite being adjacent to Hoover Reservoir, no areas proposed for development are located within the 100-year floodplain.

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 Hoover View CAD to the DCRPC.

Commission / Public Comments

Mr. Dowley made a motion for Final Approval of Hoover CAD. Mr. Mann seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

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

Conditions

Applicant: AV Investments
Subdivision Type: Single Family Residential
Location: West side of Harlem Rd., north of Center Village Rd.
Zoned: FR-1 (Farm Residential)
Preliminary Approval: 08/27/21
Utilities: Del-Co Water, private on-lot treatment systems
School District: Big Walnut
Consultant: Plan 4 Land

Staff Comments

This plat is for a subdivision at the northwest corner of Harlem Road and Center Village Road that has 11 single-family lots. The subdivision gains access from Harlem Road. Lots gain frontage and access from Harlem Estates Drive, ending in a cul-de-sac. All of the lots are over 2 acres and conform to the Harlem Township Zoning Resolution. As a standard large-lot subdivision, no open space is required, or subsequently provided.

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 Harlem Estates to the DCRPC.

Commission / Public Comments

Mr. Dowley made a motion for Final Approval of Harlem Estates. Mr. Mann seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

06-20 **Meyers Property CAD – Liberty Twp. - 4 lots / 5.658 acres**

Conditions

Applicant: Michael and Francine Meyers
Subdivision Type: Single Family, Common Access Driveway
Location: North side of Hyatts Rd., east of Olentangy Falls Blvd.
Current Land Use: Single family home
Zoned: Farm Residential (FR-1)
Preliminary approval: 04/30/20
Utilities: Del-Co water and central sanitary sewer
School District: Olentangy
Engineer: Advanced Civil Design

Staff Comments

Meyers Property CAD is a 4-lot Common Access Driveway (CAD). The CAD subdivision gains access from a drive extending south from Ruth Crossing, between Olentangy Falls Boulevard and Alicia Kelton Drive. The four lots are all in conformity with current zoning standards, ranging in size from 1.11 to 1.87 acres. A small strip of land owned by Olentangy Falls LTD is located between the subject parcel and Ruth Crossing, however, an access easement has been obtained by the applicant – a copy of which has been submitted.

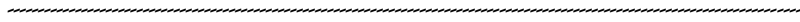
The applicant has presented to the RPC Office a Final Plat (mylar) signed by the various County agencies, a requirement for Final approval.

Staff Recommendation

Staff recommends *Final Approval* of Meyers Property CAD to the DCRPC.

Commission / Public Comments

Mr. Dowley made a motion for Final Approval of Meyers Property CAD. Mr. Mann seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.



ZONING MAP/TEXT AMENDMENTS

43-21 ZON Vinita Patel – Berkshire Twp. – 2.601 acres – PMUD Art. 16

Request

The applicant, Vinita Patel, is requesting a 2.601-acre rezoning from PCD to PMUD Article 16 for the development of a Fairfield Inn & Suites hotel.

Conditions

Location: 7323 SR 37 (lot to be split)

Present Zoning: PCD, Planned Commercial and Office / **Proposed Zoning:** PMUD Article 16

Present Use(s): hotel / **Proposed Use(s):** additional hotel

School District: Olentangy

Utilities Available: Del-Co Water and central sanitary sewer

Critical Resources: none / **Soils:** BeA



Process

This is an **Administrative Review** of a Development Plan in accordance with the process of applying the 36/37 PMUD (Article 16) to a specific area. As such, the typical process of rezoning is not required. Once the Development Plan is approved in accordance with the PMUD, the standards of the underlying district, in this case Planned Commercial, will no longer apply.

Project Highlights

The proposed hotel is located next to the existing Microtel hotel on the north side of a private roadway (some online map services indicate the name “Eastwind Drive”). The hotel will contain 79 rooms, and is oriented parallel to the Microtel. The application is in conformance with the following:

- **Use:** Hotels are a permitted use under Article 16;
- **Parking:** The proposal does not contain enough parking spaces as a stand-alone project. The applicant has requested a divergence that staff is in support of, which would use the total parking of all hotels for conformance. As a stand-alone project, the proposal would require 82 parking spaces, but only provides 72. However, the total required parking spaces for the proposed hotel in conjunction with the two existing hotels would be 209 spaces, while the provided parking would be 214 spaces.
- **Area Requirements:** The proposal conforms to all tract size, maximum height, and setback requirements. Staff is in support of a divergence that was requested that would reduce the requirement

in Section 16.08(D)(4)(b) which requires a 20-foot clear zone from the ROW to 14 feet. The divergence may not be necessary since Eastwind Drive is a private road and does not have a right-of-way;

- **Exterior Treatments:** The elevations and material listing shows conformance with design element, and materials requirements. The applicant did propose phenolic (resin) wall panels as an exterior treatment which is not permitted, but has indicated that they will use fiber cement siding as an alternative; and
- **Landscaping and lighting** requirements.

The following elements do not conform to the requirements of Article 16:

- The proposal does not have direct access to a dedicated and improved public road (Section 16.07(A));
- Lighting is generally in conformance, but the channel letters should be removed from the north façade of the building to limit the illuminated impact to the residences to the north (Section 16.07(H)).
- Parking aisles are designed appropriately, but should include hedge landscaping along the parking spaces on the north and west property lines to limit the light disturbance from vehicles on neighboring properties (Section 16.07(K));
- The proposed layout exceeds the 70% maximum for lot coverage requirements with a lot coverage of 71% (Section 16.08(E)(1));
- Open space is slightly less than the required amount at 29% (30% is required (Section 16.08(K)); and
- No multi-use paths or sidewalks are included to create interconnectivity (Section 16.08(L));

Staff Comments

The proposal is largely in conformance with the requirements in Article 16. In order to promote connectivity with the surrounding commercial uses, and to promote a more unified parking area in alignment with the shared parking agreement, staff would propose two modifications to the application.

With an additional hotel, and additional visitors to the area, staff would propose the inclusion of a sidewalk along the shared drive, as well as a sidewalk connecting the parking areas of the property to the drive. Staff would also propose the elimination of spaces along the eastern edge adjacent to the entrance to avoid conflicts while backing up. The remaining parking spaces should be aligned with those of the Microtel, and two additional parking islands should be created on the Microtel site. The conversion of spaces to parking islands to mirror the proposed islands would ensure the impervious surface areas are not increased. Care should be taken during construction to avoid the major gas line located along the southern edge of the site.

Staff Recommendations

No action is required by the Commission. Staff report will be forwarded to Berkshire Twp.

44-21 ZON **Richard and Heather Day – Trenton Twp. - .50 acres from FR to CB**

Request

The applicants, Richard and Heather Day, are requesting a 0.50-acre rezoning from Farm Residential (FR) to Community Business (CB) for the sale of monuments and funeral services. The requested zoning district was not indicated on the application so RPC staff reviewed this as if it was a request for Community Business zoning.

Conditions

Location: 3745 Condit Rd.; West side of Condit Rd., north of SR 3

Present Zoning: Farm Residential (FR) / **Proposed Zoning:** Community Business

Present Use(s): One single-family house / **Proposed Use(s):** sales of monuments and funeral services

Existing Density: 1 du / 5 acres **Proposed Density:** n/a

School District: Big Walnut Local School District

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

Critical Resources: none / **Soils:** BeA



Introduction

This application is to rezone a half-acre parcel for sales of monuments and funeral services. The parcel is located on the west side of Condit Road, just north of State Route 3. The property currently has a vacant residence on site. The current zoning requires a minimum lot size of 5 acres, rendering the existing lot legal non-conforming.

The proposed use is for a monument retail space that specializes in headstones and funeral services. There is no indication that the existing structure will be removed, so it is anticipated that the interior of the structure will be remodeled to accommodate the new use. The application includes a mortgage survey of existing buildings and setbacks, but there is no indication of whether the proposal includes outdoor display of monuments.

Comprehensive Plan

Trenton Township’s 2004 Comprehensive Plan indicates this area is located in Sub Area III. This sub area’s recommendations include commercial and industrial development under the requested zoning classification.

Issues

Use: The proposed use doesn't seem to be a clear match to any of the permitted uses in the Community Business classification. The monument sales use may be appropriate, since offices, shops, and variety stores are a sampling of businesses allowed. However, the use may be better suited under a different zoning classification where sales and manufacturing are permitted uses, such as Limited Industrial (LI).

Front Setback: The requested rezoning requires a front setback of 50 feet from the front property line. The current setback is 49 feet from the front property line, but the front property line extends to the Condit Road centerline. If the Delaware County Engineer's Office were to require right-of-way dedication at some point, the structure's setback may be substantially different.

Sanitary Treatment: Depending on what services are allowed (i.e. hosting memorial services), the existing septic system may not be adequate for the intended use.

Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Richard and Heather Day from FR to CB to the DCRPC, Trenton Twp. Zoning Commission and Trenton Twp. Trustees, *subject to:*

- 1.) *Requiring the applicant to submit a complete application, indicating the intended zoning district, specific activities that are proposed, and any proposed outdoor storage of items for sale; and*
- 2.) *Health Department or the OEPA approval of the existing septic or proposed septic improvements based on the intended use.*

Commission / Public Comments

No one was present to represent the applicant.

Mr. Kent clarified that if the applicant needs improvements on the existing septic system, that may be through the Health District or OEPA. He stated that if the improvements are small enough then the Health District can approve any to on lot systems. Off lot systems would need to be approved from the OEPA.

Mr. Mann made a motion to recommend Conditional Approval of the rezoning request by Richard and Heather Day, subject to staff recommendations. Mr. Dowley seconded the motion. VOTE: Majority For, 1 Opposed (Orange Twp.), 1 Abstained (Trenton Twp.). Motion carried.

45-21 ZON Ronald and Kristina Chatfield – Trenton Twp. – 11.092 acres from FR to RR

Request

The applicants, Ronald and Kristina Chatfield, are requesting an 11.092-acre rezoning from FR to RR for the development of a 3 lot Common Access Driveway subdivision.

Conditions

Location: North side of Old 3 C Hwy., west of Perfect Rd.

Present Zoning: Farm Residential (FR) / **Proposed Zoning:** Rural Residential (RR)

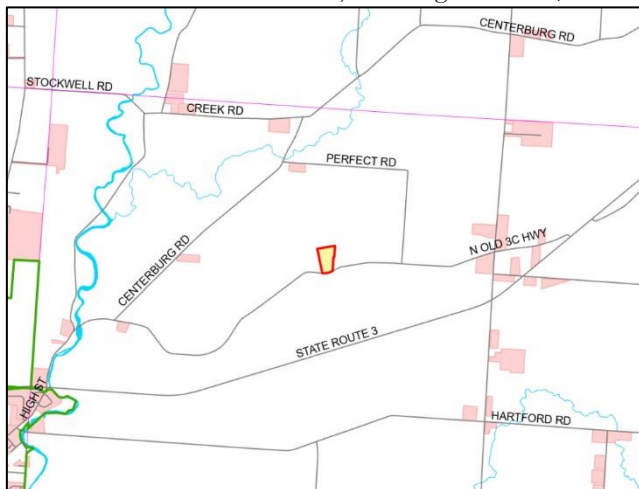
Present Use(s): vacant / **Proposed Use(s):** 3 lot CAD subdivision

Existing Density: 1 du / 5 acres **Proposed Density:** 1 du / 3 acres

School District: Big Walnut Local School District

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

Critical Resources: stream, drainage course / **Soils:** BeB, CeC2, SnA, AmD2, CeB



Introduction

The application is for a rezoning from Farm Residential (FR) to Rural Residential (RR) to facilitate the development of a 3-lot CAD on the north side of Old 3C Highway, west of Perfect Road. The existing zoning requires a 5-acre minimum and 300 feet of frontage. The existing lot is just over 11 acres with about 400 feet of frontage. Trenton Township does not permit flag lots, effectively prohibiting this property from being able to be split through a traditional no-plat approval lot split.

The proposed zoning requires a minimum lot size of 3 acres with 250 feet of frontage, and also prohibits flag lots. Since the proposal includes access via a Common Access Driveway, Trenton Township zoning requires calculating frontage based on the frontage along the CAD as opposed to the public right of way.

Comprehensive Plan

Trenton Township's 2004 Comprehensive Plan indicates this area is located in Sub Area I. Sub Area I recommends retaining a minimum lot size of 3 acres.

Issues

Traffic and access: The property is located on a section of Old 3C Highway that has a moderate horizontal

curve. The proposed location of the drive may have to be located to the farthest east or west corner in order to ensure the safest driveway location, based on sight distance.

Sanitary Treatment: A significant portion of the property is located in the 100-year floodplain. Any proposed septic systems should be buffered from the floodplain to prevent contamination in the event of excessive flooding.

Frontage: The property lines will need to be configured in a way that ensures each property has a minimum of 250 feet of frontage. Where several other township codes require this width in relation to the building line, the Trenton language merely lists a frontage requirement of 250. The rear property line where the CAD runs is only about 660 feet wide, meaning an equal division would result in frontages of 220 feet. It is unclear whether this rezoning could result in three lots or if the land would only yield a division into two lots.

All these issues will be resolved during the subdivision platting process.

Staff Recommendations

Staff recommends **Approval** of the rezoning request by Ronald and Kristina Chatfield from FR to RR to the DCRPC, Trenton Twp. Zoning Commission and Trenton Twp. Trustees.

Commission / Public Comments

No one was present to represent the applicant.

Mr. Price made a motion to recommend Approval of the rezoning request by Ronald and Christina Chatfield. Mr. Loveless seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Trenton Twp.). Motion carried.

46-21 ZON Metro Development – Concord Twp. – 63.63 acres from FR-1 to PRD

Request

The applicant, Metro Development, is requesting a 63.63-acre rezoning from FR-1 to PRD for the development of a 118-unit subdivision, under the working title “Clarkshaw Village.”

Conditions

Location: South side of Bean Oller, north side of Clark Shaw Rd., west of Sawmill Parkway

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

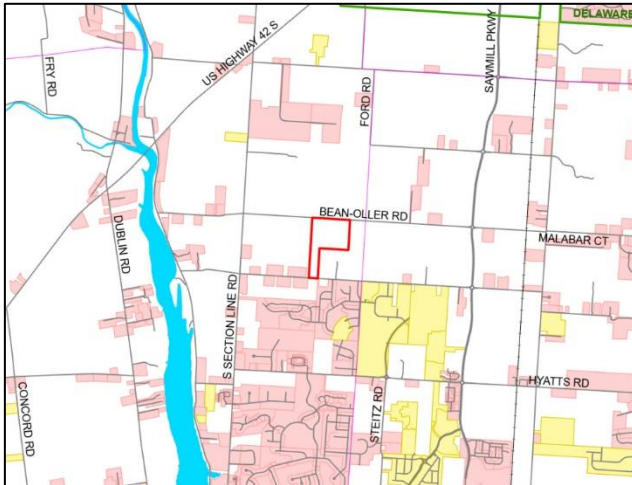
Present Use(s): house, barn / **Proposed Use(s):** 118 single family homes

Existing Density: 1 du / 1.5 acres **Proposed Density:** 1.85 du/ac

School District: Buckeye Valley

Utilities Available: Del-Co Water and central sanitary sewer

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



Introduction

This rezoning application is to facilitate a PRD development 63.63 acres between Bean-Oller Road and Clark-Shaw Road west of Sawmill Parkway and north of Clarkshaw Moors. The current Farm Residential zoning classification requires a 1.5 acre minimum lot size and either 200 or 300 feet of frontage, depending on whether

the lot is under or over 5 acres. The site is generally flat, agricultural land with a diagonal 100-foot powerline easement crossing the northeast portion of the site.

The proposed zoning would permit a planned residential development. The proposal includes 118 units at a housing density of 1.85 units per acre. There are two lot types proposed. One lot design includes 60 feet of frontage while the other is larger at 70 feet. Both lot types are 120 feet deep. The development has two main entrances, one on Clark-Shaw Road and one on Bean-Oller Road. The internal road network also includes stubs which can continue into the undeveloped properties to the east and west.

Open space of 31 acres is included, located primarily under a high voltage powerline easement that runs in a northwest/southeast direction on the north end of the development, around the periphery of the development to act as a buffer, and to manage storm water. However, the proposal makes the most of the high voltage powerline easement by including multi-use paths and an oval green space underneath the powerlines. The easement area totals roughly 4.7 acres. The applicant has also included mounding in the buffers to visually screen the development from the existing residential properties that surround the area.

Comprehensive Plan

Concord Township's 2018 Comprehensive Plan indicates this area is located within Subarea V – Upper Scioto. Recommendations in this subarea include permitting a maximum density of 1.5 units per acre, after road right-of-way and road easements are removed from the gross acreage. The comprehensive plan also recommends connectivity to a major collector or arterial, and fair share payment of mitigation to traffic impacts.

Issues

Comprehensive Plan Compliance: The proposal currently exceeds the 1.5 maximum housing density recommended under the Township's Comprehensive Plan. At 63.63 acres, the maximum reduction would result in a net acreage of 57.27 acres. At a maximum density of 1.5 units per acre, the resulting number of permitted units would be 86 units. The development could potentially gain extra units, but only if the acreage dedicated to road right-of-way and road easements is reduced.

Useable Open Space: The development overall does an excellent job creating active open space areas. A trail (paved or gravel) around the basin in the eastern part of the development, and a shelter space near the proposed playground would maximize these benefits.

Divergences

Three divergences are requested:

1. A divergence is requested to increase the maximum density permitted in the PRD zoning from 1.5 units per acre to 1.85 units per acre.

Staff Comment: Developments to the south of this proposal include Clarkshaw Moors, Scioto Ridge Crossing, and Woodcrest Crossing. The developments have a calculated density of 1.99 units per gross acre, 2.01 units per gross acre, and 1.41 units per gross acre, respectively. All of the acreage north of this proposal is in large-acreage lots, meaning that there are no proposed planned residential developments. Based on the densities to the south, and the lack of developments to the north, 1.5 units per acre is a reasonable transitional density. The

Comprehensive Plan recommends 1.5 units as well, and staff recommends that this density be adhered to.

2. A divergence is requested to exempt roof overhangs and egress window wells from the structure separation requirement of 20 feet.

Staff Comment: Roof overhangs and window wells are typically exempt from setback requirements, so staff does not have a concern with permitting these exemptions from structure separation requirements as well. However, the reduction of units would allow wider lots, reducing or removing the need for this divergence.

3. A divergence is requested to permit driveways within 100 feet of a public road intersection.

Staff Comment: Divergences of this type are typically permitted as a function of the nature of developments. Staff would recommend that the applicant indicate which exact lots will require the divergence, and show that the driveways are placed in locations that reduce any potential conflicts as much as possible. Staff would also recommend that this divergence not apply to any lots that may be within 100 feet of Clark-Shaw Road or Bean-Oller Road.

Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Metro Development from FR-1 to PRD to the DCRPC, Concord Twp. Zoning Commission and Concord Twp. Trustees, subject to:

- 1.) Full compliance with the 1.5 housing units per acre density;
- 2.) Identification of which lots will require the driveway spacing divergence, and that these lots are not within 100 feet of either Bean-Oller Road or Clark-Shaw Road;
- 3.) The inclusion of a pedestrian trail around the basin on the east side of the development; and
- 4.) The prohibition of snub-nose home designs that project garages beyond the front entrance of the home.

Commission / Public Comments

Mr. Todd Faris with Faris Planning and Design was present to represent the applicant. He stated that they have met with neighbors regarding the pathway around the pond. They are generally in agreement as long as the active areas are away from their homes.

Mr. Vidor made a motion to recommend Conditional Approval of the rezoning request by Metro Development, subject to staff recommendations. Mr. Boysel seconded the motion. VOTE: Majority For, 2 Opposed (Berk. Twp. and Village of Ashley), 2 Abstained (Brown and Concord Twp.). Motion carried.

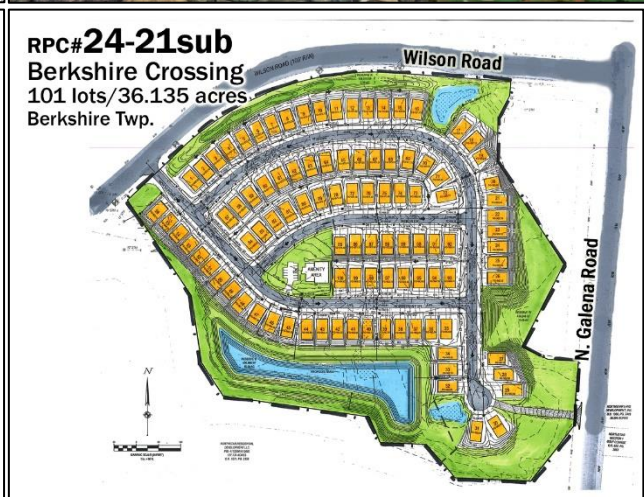
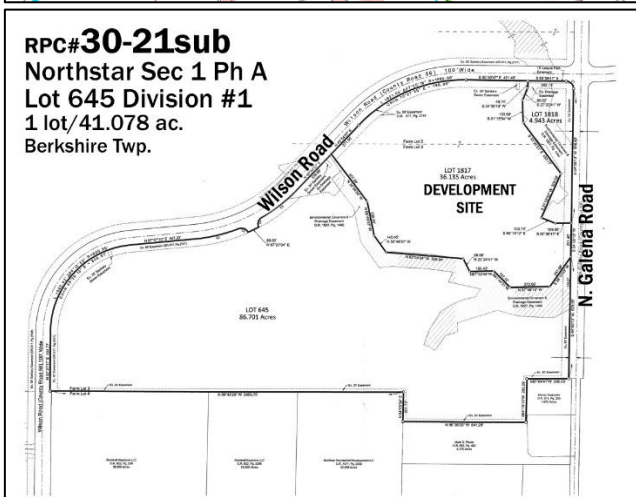
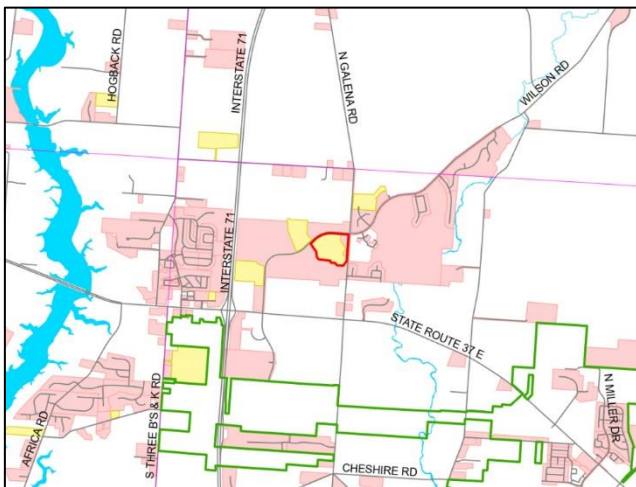
SUBDIVISION PROJECTS

Preliminary

30-21 Northstar, Sec. 1, Ph. A, Lot 645, Div. #1 – Berkshire Twp. - 1 lot / 41.078 acres

Conditions

Applicant: Northstar Residential Development LLC.
Subdivision Type: Planned Commercial
Location: South side of Wilson Rd., west of N. Galena Rd.
Current Land Use: Vacant
Zoned: Planned Commercial and Office with 36/37 PMUD overlay
Zoning Approval: Pending
Utilities: Del-Co water and central sanitary sewer
School District: Big Walnut
Engineer: Terrain Evolution



Staff Comments

This application is a preliminary plan that was submitted in order to create the lot for a future development, Berkshire Crossing, which consists of 101 housing units. The preliminary plan also creates a lot at the

southwest corner of Wilson Road and North Galena Road which will remain under an environmental covenant and drainage easement. An additional environmental covenant and drainage easement is also included south of the future development’s southern boundary line.

All future development on these lots will require the submission and approval of a preliminary plan through the RPC.

A technical review was held on November 9, 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 645, Div. #1 to the DCRPC.

Commission / Public Comments

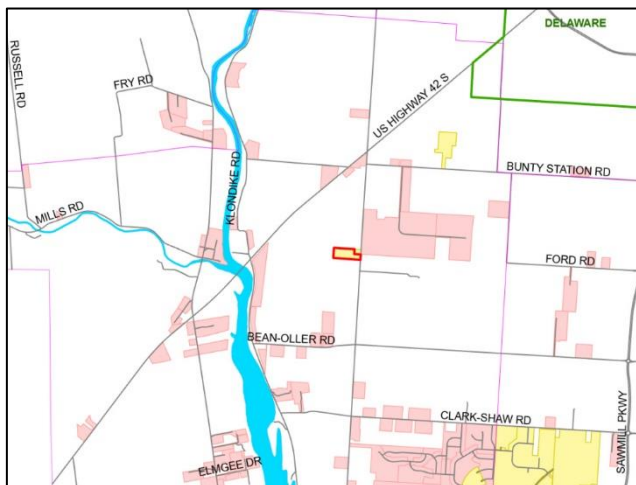
Mr. Mike Williamson, Terrain Evolution was present to represent the applicant.

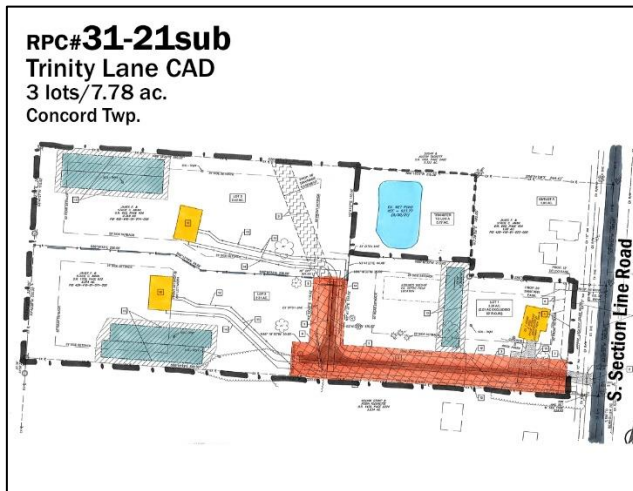
Mr. Price made a motion for Preliminary Approval of Northstar, Sec. 1, Ph. A, Lot 645, Div. #1. Mr. Matlack seconded the motion. VOTE: Majority For, 0 Opposed, 2 Abstained (Berk. Twp. and Village of Ashley). Motion carried.

31-21 Trinity Lane CAD – Concord Twp. - 3 lots / 7.78 acres

Conditions

- Applicant:** Jim Aman
- Subdivision Type:** Single Family, Common Access Drive Subdivision
- Location:** West side of Section Line Rd., north of Bean Oller Rd.
- Current Land Use:** Single family residence
- 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 approval of the Trinity Lane CAD, a 3-lot CAD on the west side of South Section Line Road between Bean-Oller Road and Bunty Station Road. The existing property is two parcels, and one of which has an existing residence. The lot with the existing residence will become Lot 1 of the development at 2.01 acres, which will utilize the existing driveway for the CAD.

The CAD is proposed to extend west for a distance of about 480 feet before turning north for an additional 175 feet. Lot 2 (2.31 acres) is located behind Lot 1, and Lot 3 is located north of that at 2.42 acres. Part of the original parcel consisting of Lot 3 will be transferred to the parcel in front of it, and will not be included as part of the CAD development.

All lots conform to local zoning, and will be served by Del-Co water and on-site septic systems. The CAD itself will include pull-offs in accordance with Delaware County Subdivision Regulations, and no critical resources will be affected by the development.

A technical review was held on November 9, 2021, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary Approval* of **Trinity Lane CAD** to the DCRPC.

Commission / Public Comments

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

*Mr. Mann made a motion for Preliminary Approval of Trinity Lane CAD, seconded by Mr. Vidor.
VOTE: Majority For, 0 Opposed, 2 Abstained (Concord and Brown Townships). Motion carried.*

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## EXTENSIONS

31-19                    Evans Farm Delaware LLC – Orange Twp. – Jennings Sports Park – requesting 1-year extension

**Applicant:** Evans Farm Delaware LLC  
**Engineer:** Terrain Evolution  
**Preliminary Approval:** 11/21/19

### Staff Comments

The applicant is requesting a 1-year extension for Jennings Sports Park.

### Staff Recommendation

DCRPC staff recommends Approval of a one-year extension for Jennings Sports Park.

### Commission / Public Comments

No one was present to represent the applicant.

*Mr. Price made a motion for a 1-year extension of Jennings Sports Park. Mr. Dowley seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Orange Twp.). Motion carried.*

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## OTHER BUSINESS

- Consideration for Approval: 2022 Budget and Meeting Schedule

Mr. Sanders stated that there hadn't been any questions or comments from the draft Budget that was emailed to the representatives and alternates. The 2022 Budget is conservative in expenditures and revenues. The Executive Committee recommended approval at their November 10<sup>th</sup> meeting.

*Mr. Price made a motion to Approve the 2022 Budget and Meeting schedule as presented. Mr. Mann seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

*Having no further business, Mr. Boysel made a motion to adjourn the meeting at 7:10 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, December 16, 2021, 6:30 PM at the Frank B. Willis Building, 2079 US 23 North, Conference Room, Delaware, Ohio 43015.*