

# Delaware County Regional Planning Commission

109 North Sandusky Street  
P.O. Box 8006, Delaware, Ohio 43015  
740-833-2260 [www.dcrpc.org](http://www.dcrpc.org)  
Scott B. Sanders, AICP Executive Director



## *\*MINUTES\**

Thursday, February 24, 2022 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 January 27, 2022 RPC Minutes
- Executive Committee Minutes of February 16, 2022
- Statement of Policy

### CONSENT AGENDA (Final Plats)

		Township	Lots/Acres
26-21	Northstar, Sec. 1, Ph. A, Lot 644, Div. #2- Portrush	Berkshire	4 lots / 256.434 acres
24-16.4	Woodcrest Crossing, Section 4	Liberty	25 lots / 13.320 acres
17-20.1	T Hyatts Meadows, Section 1	Liberty	22 lots / 35.822 acres
16-20.2&3	Evans Farm Marketplace West, Sec. 2&3	Orange	6 lots / 4.056 acres

### ZONING MAP/TEXT AMENDMENTS

05-22 ZON	A to Zoning - Trenton Twp. - 4.984 acres from FR to RR
06-22 ZON	Michael & Madge Fitak - Harlem Twp. - 5.009 acres from AR-1 to FR-1
07-22 ZON	Dwight & Lana Piper - Harlem Twp. - 17.633 acres from AR-1 to FR-1

### SUBDIVISION PROJECTS

		Township	Lots/Acres
<u>Preliminary</u>			
03-22	Berlin Meadows	Berlin	336 lots / 168.13 acres
04-22	Maevae Meadows	Berlin	35 lots / 23.83 acres
01-22	T The Ravines at Hoover	Genoa	56 lots / 42.876 acres
05-22	The Fairways at Blue Church, Sec. 1, Lot 171, Div. #1	Kingston	5 lots / 13.519 acres
06-22	Oaks at Big Walnut	Trenton	14 lots / 58.213 acres

T=Table

### OTHER BUSINESS

- Consideration for Approval: Food expenses/ meeting refreshments up to \$1,000.00
- Consideration for Approval: Forego By-Laws requirement regarding Executive Committee elections

### RPC STAFF AND MEMBER NEWS

- Planner news



## ADMINISTRATIVE BUSINESS

### ▪ Call to Order

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

### ▪ Roll Call

*Representatives:* David Weade, Mark Maroscher, Duane Matlack, Dustin Kent, Sarah Holt, Jill Love, Matt Kurz, Dave Stites, Eric Gayetsky, Jeffrey Warner, Michelle Boni, James Hatten, Ed Snodgrass, Herb Ligocki, Josh Vidor, Murray Neff, Bonnie Newland, and Mike Dattilo. *Alternates:* Kelly Thiel, Zack Dowley, Julie McGill, Mike Love, Susan Dorsch, and Richard Lehner. *Staff:* Scott Sanders, Da-Wei Liou and Stephanie Matlack.

### ▪ Approval of the January 27, 2022 RPC Minutes

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

### ▪ February 16, 2022 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 January 27, 2022

*Mr. Merrell made a motion to Approve the minutes from the January 27<sup>th</sup> Executive Committee meeting, seconded by Mrs. Maag. VOTE: Unanimously For, 0 Opposed. Motion carried.*

#### 3. New Business

- Financial / Activity Reports for January

REGIONAL PLANNING RECEIPTS		JANUARY	YTD TOTAL
General Fees (Lot Split)	(4201)	\$615.00	\$615.00
Fees A (Site Review)	(4202)	\$1,500.00	\$1,500.00
Insp. Fees (Lot Line Transfer)	(4203)	\$500.00	\$500.00
Membership Fees	(4204)	\$142,530.00	\$142,530.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)		
Assoc. Membership	(4206)		
General Sales	(4220)		
Charges for Serv. A (Prel. Appl.)	(4230)	\$8,600.00	\$8,600.00
Charges for Serv. B (Final. Appl.)	(4231)	\$2,405.60	\$2,405.60
Charges for Serv. C (Ext. Fee)	(4232)	\$400.00	\$400.00
Charges for Serv. D (Table Fee)	(4233)		
Charges for Serv. E (Appeal/Var.)	(4234)	\$300.00	\$300.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$600.00	\$600.00
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$3,610.00	\$3,610.00

Soil & Water Fees	(4243)	\$1,450.00	\$1,450.00
Commissioner's fees	(4244)		
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		
Other Reimbursements A	(4721)		
Other Misc. Revenue (GIS maps)	(4730)		
Misc. Non-Revenue Receipts	(4733)		
Sale of Fixed Assets	(4804)	\$615.00	\$615.00
<b>TOTAL RECEIPTS</b>		<b>\$162,510.60</b>	<b>\$162,510.60</b>

Balance after receipts	\$1,218,413.22
Expenditures	<u>- \$ 37,255.06</u>
End of January balance (carry forward)	\$1,181,158.16

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

- February RPC Preliminary Agenda

- 1.) SKETCH PLANS

*None for February*

- 2.) ZONING MAP/TEXT AMENDMENTS

- 05-22 ZON A to Zoning – Trenton Twp. – 4.984 acres from FR to RR

- 3.) SUBDIVISION PROJECTS

Township

Lots/Acres

Preliminary

- Berlin Meadows Berlin 336 lots / 168.13 acres
- Maeve Meadows Berlin 35 lots / 23.83 acres
- The Ravines at Hoover Genoa 56 lots / 42.876 acres
- The Fairways at Blue Church, Sec. 1, Lot 171, Div. #1 Kingston 5 lots / 13.519 acres
- Oaks at Big Walnut Trenton 14 lots / 58.213 acres

Final

- Northstar, Sec. 1, Ph. A, Lot 644, Div. #2- Portrush Berkshire 4 lots / 256.434 acres
- Woodcrest Crossing, Section 4 Liberty 25 lots / 13.320 acres
- Hyatts Meadows, Section 1 (Table) Liberty 22 lots / 35.822 acres
- Evans Farm Marketplace West, Sec. 2&3 Orange 6 lots / 4.056 acres

- Director's Report
  - 1.) As noted, **Jonathan Miller** is moving on to a good position as a Senior Planner at MORPC. This is a good move for him and I think having him there may also be good for DCRPC in the long run. He will be at the **Strategic Planning** session on the 22<sup>nd</sup> as his last day;
  - 2.) **Byxbe Building/Office Space** – Attended the ground/wall breaking ceremony on Feb. 1;
  - 3.) Attended the February **Transportation Advisory Committee** meeting at MORPC (Feb. 2);
  - 4.) **New copier** – working well; Discussed the need of a large format scanner/printer for final plats and as a backup for our current plotter. Staff to check with current copier company (Perry Protech) and bring a proposal to the EC in March;
  - 5.) **Delaware County Trail Committee** - met to discuss timing for this coming grant round;
  - 6.) **Kingston Township** – met to discuss survey questions for their Comp Plan – draft is practically complete;
  - 7.) **Berlin Comp Plan and Overlay process** – attended Trustees meeting to discuss process, first meeting with BZC is on March 8;
  - 8.) **Delaware Township Comprehensive Plan** – Jonathan had finalized the first draft all the way through the recommendations. I will attend their next meeting next Wednesday night and then take over management of the project. They've also identified some additional amendments to add to a **Zoning Resolution** draft we already have been working on;
  - 9.) **Harlem Township Zoning Resolution** – may be making some updates to their Resolution based on the recent comp plan, potential sewer, and proximity to the Dell project in Licking County;
  - 10.) **Hosted** a zoning inspectors' round table (virtually) on 2/8/22;
  - 11.) **Lot Split/Transfer** scanning project complete, **internal maps for every Comp Plan** project were reformatted to the new version of GIS and to make them more consistent;
  - 12.) **Annual Report** work will start soon.
- Discussion regarding Nominating Committee

Executive Committee unanimously agreed to recommend forgoing the annual appointment of the Nominating Committee for Executive Committee members due to two members being recently appointed in September. The full Commission will need to vote on this matter.

#### 4. Personnel

*At 9:45 a.m., Mr. Merrell made a motion to go into Executive Session per ORC 121.22 (G) (1) for the consideration of employment of a public employee. Mrs. Maag seconded the motion. Motion carried.*

*At 10:15 a.m. Mrs. Maag made a motion to return to regular session, seconded by Mr. Merrell. Motion carried.*

#### 5. Adjourn

*Having no further business, Miss Boni made a motion to adjourn the meeting at 10:20 a.m. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

The next regular Executive Committee meeting will be Wednesday, March 23, 2022 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)

26-21 Northstar, Sec. 1, Ph. A, Lot 644, Div. #2- Portrush – Berkshire Twp. - 4 lots / 256.434 acres

### Conditions

**Applicant:** Northstar Residential Development

**Subdivision Type:** commercial

**Location:** North west side of Wilson Rd., North of US 36/37

**Zoned:** Planned Commercial

**Preliminary Approval:** 12/16/21

**Utilities:** Del-Co water and central sanitary sewer

**School District:** Big Walnut

**Engineer:** Terrain Evolution

### Staff Comments

This plat establishes the initial easement that will be used for Portrush Road in the Northstar Development, and creates the lot for the future Camping World development site. The Camping World site is located in the southwest part of the Northstar Development, just north of the Flying J on US 36 /SR 37. Future Portrush Road will have a 70-foot highway easement established in the plat, which will become dedicated right-of-way in future development applications.

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, Sec. 1, Ph. A, Lot 644, Div. #2- Portrush to the DCRPC.

### Commission / Public Comments

*Ms. Holt made a motion for Final Approval of Northstar, Sec. 1, Ph. A, Lot 644, Div. #2- Portrush. Mr. Vidor seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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**24-16.4 Woodcrest Crossing, Section 4 – Liberty Twp. - 25 lots / 13.320 acres**

**Conditions**

**Applicant:** M/I Homes

**Subdivision Type:** Planned Residential including SF and condominiums

**Location:** North side of Hyatts Rd., south of Clark Shaw

**Zoned:** Planned Residential

**Preliminary Approval:** 12/19/19

**Utilities:** Del-Co water and central sanitary sewer

**School District:** Olentangy

**Engineer:** EMH & T

**Staff Comments**

Woodcrest Crossing was originally approved on December 15, 2016 as a subdivision with 190 single-family lots and 60 condominium units (250 total units). This plat is for Section 4 of that project, and contains 25 single-family lots on a cul-de-sac. Additionally, 6.7 acres of open space along Clark-Shaw Road are being platted.

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 **Woodcrest Crossing, Section 4** to the DCRPC.

**Commission / Public Comments**

*Ms. Holt made a motion for Final Approval of Woodcrest Crossing, Section 4. Mr. Vidor seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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**17-20.1 T Hyatts Meadows, Section 1 - Liberty Twp. - 22 lots / 35.822 acres**

**Conditions**

**Applicant:** Olentangy Falls Lmtl.

**Engineer:** EMH & T

**Staff Comments**

The applicant has requested a 30-day tabling in order to work out bonding requirements with the County Engineer's office.

**Staff Recommendation**

Staff recommends *Approval* of a 30-day Tabling of **Hyatts Meadows, Section 1** to the DCRPC.

**Commission / Public Comments**

*Ms. Holt made a motion for Approval of a 30-day tabling of Hyatts Meadows, Section 1. Mr. Vidor seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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16-20.2&3      Evans Farm Marketplace West, Sec. 2&3 – Orange Twp. - 6 lots / 4.056 acres

**Conditions**

**Applicant:** BZ Evans LLC

**Subdivision Type:** Commercial

**Location:** South of Red Oak St., west of Evans Farm Drive

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

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

**Utilities:** Del-Co water and central sanitary sewer

**School District:** Olentangy

**Engineer:** Kimley Horn

**Staff Comments**

Evans Farm Marketplace West is a subdivision of property on the west side of Evans Farm Drive, between Lewis Center Road and Red Oak Street. The division is intended to split the property into sections where four townhome structures – each containing 5-6 units each – and two commercial structures with associated parking areas will be located.

Section 1 has already been recorded. Section 2 will contain one of the commercial structures in the northwest corner of Evans Farm Drive and Market Street with frontage onto Evans Farm Drive. Section 3 will complete the proposal with a commercial structure at the southwest corner of Evans Farm Drive and Market Street, and will also have frontage onto Evans Farm Drive.

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

**Staff Recommendation**

Staff recommends *Final Approval* of Evans Farm Marketplace West, Sec. 2&3 to the DCRPC.

**Commission / Public Comments**

*Ms. Holt made a motion for Final Approval of Evans Farm Marketplace West, Sec. 2 & 3. Mr. Vidor seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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## ZONING MAP/TEXT AMENDMENTS

05-22 ZON      A to Zoning – Trenton Twp. – 4.984 acres from FR to RR

### Request

The applicant, A to Zoning, is requesting a 4.984-acre rezoning from FR to RR for a future lot split.

### Conditions

**Location:** north side of Trenton Rd., west of SR 37 E

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

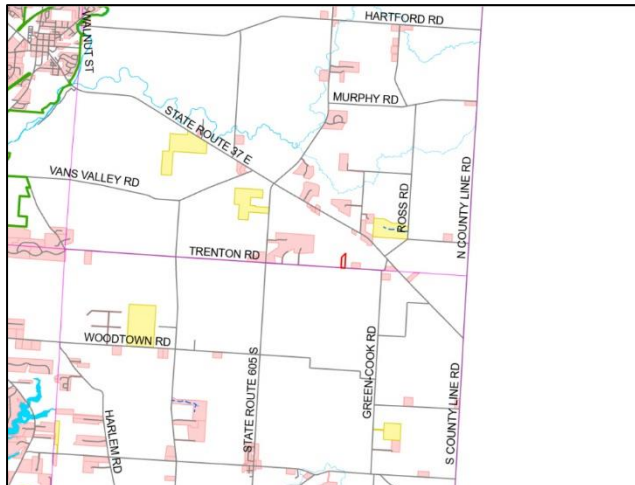
**Present Use(s):** vacant / **Proposed Use(s):** single-family house lot

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



### Introduction

This application is for a rezoning from FR to RR in Trenton Township in order to facilitate a lot split. The existing zoning has a minimum lot size of 5 acres and 300 feet of frontage, while the proposed zoning would permit a minimum lot size of 3 acres and 250 feet of frontage.

The property is located on the north side of Trenton Road, just west of Green Cook Road. The proposed lot split would create 2 lots at 4.984 acres and 8.744 acres, both with the requisite frontage. The property is currently vacant, and has a small wooded area in the northeast and southeast corners of the property.

### Comprehensive Plan

Trenton Township's 2004 Comprehensive Plan recommends maintaining a 3 acre minimum for Rural Residential properties, as well as the preservation of agricultural uses and farmlands.

### Issues

**Lot Configurations:** The proposal includes a sketch showing the intent to divide the property into two lots. However, a slight shift in the property line could increase both lot sizes to the 5-acre minimum required by the FR zoning, still allowing the proper frontage for both. The rezoning will allow for additional flexibility in layout, so staff supports the request.

### Staff Recommendations

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

### Commission / Public Comments

Mrs. Courtney Wade, A to Zoning, was present along with the applicant Mr. David Stockwell.

*Mr. Dowley made a motion to recommend Approval of the rezoning request by A to Zoning from FR to RR. Mr. Weade seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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06-22 ZON Michael & Madge Fitak – Harlem Twp. – 5.009 acres from AR-1 to FR-1

### Request

The applicants, Michael and Madge Fitak, are requesting a 5.009-acre rezoning from AR-1 to FR-1.

### Conditions

**Location:** 10168 Gorsuch Rd., south side of Gorsuch Rd., east of Red Bank Rd.

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

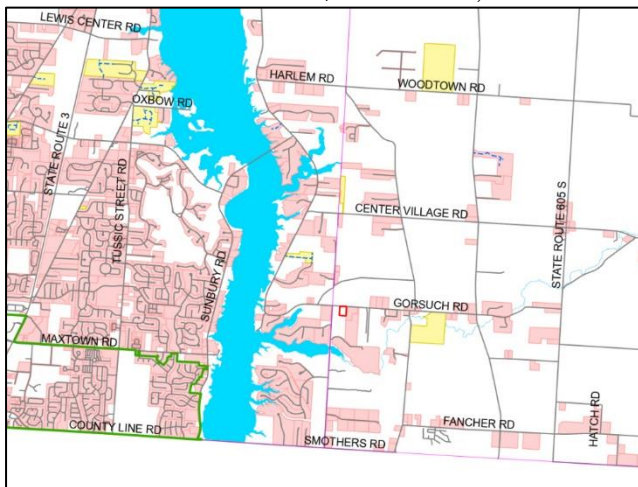
**Present Use(s):** One single-family house / **Proposed Use(s):** Two single-family house lots

**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:** SsA, SsB



### Introduction

This rezoning is for a property on the south side of Gorsuch Road, just east of Red Bank Road. The existing property is 5.009 acres with approximately 395 feet of frontage. The existing AR-1 zoning has a minimum lot size of 5 acres and 300 feet of frontage, while the proposed FR-1 rezoning requires a minimum lot size of 2 acres with a sliding scale of frontage depending on the actual acreage. The request is ostensibly to split the property into 2 lots, though no proposed plan was submitted.

### **Comprehensive Plan**

Harlem Township's 2021 Comprehensive Plan places this property in Subarea B, which recommends planned conservation developments with sewer and a 100-foot buffer from Duncan Run. However, township-wide recommendations include a 2-acre minimum for all lot splits and rezoning for properties without sewer access, as well as the preservation of existing trees along all roadways.

### **Issues**

**Lot Configuration:** No proposed plan was submitted in conjunction with the rezoning request. However, there are some existing trees along the roadway which staff supports avoiding with driveway placement. Current frontage does not allow two lots with full frontage on Gorsuch, so the surveyor will need to ensure the proper width is provided at the building line for both the current and proposed site.

### **Staff Recommendations**

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

### **Commission / Public Comments**

No one was present to represent the applicant.

*Mr. Matlack made a motion to recommend Approval of the rezoning request by Michael & Madge Fitak from AR-1 to FR-1. Mr. Dowley seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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07-22 ZON      Dwight & Lana Piper – Harlem Twp. – 17.633 acres from AR-1 to FR-1

### **Request**

The applicants, Dwight and Lana Piper, are requesting a 17.633-acre rezoning from AR-1 to FR-1.

### **Conditions**

**Location:** south side of Needles Rd., east of Green Cook Rd.

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

**Present Use(s):** vacant / **Proposed Use(s):** residential

**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, CeB



### **Introduction**

This property is another rezoning in Harlem Township from AR-1 to FR-1. The subject property in this application is located on the south side of Needles Road, about halfway between Green Cook Road and South County Line Road, and is just over 17.5 acres with approximately 630 feet of frontage. The existing zoning requires a minimum lot size of 5 acres with 300 feet of frontage, while the proposed zoning would permit a sliding scale of frontage with a 2-acre minimum lot size.

The rezoning will allow a variety of subdivision options, based on the desired number of lots.

### **Comprehensive Plan**

Harlem Township's 2021 Comprehensive Plan locates this property in Subarea D which recommends a 100-foot buffer from Duncan Run, which is not adjacent to the site. Most applicable recommendations are township-wide, and include a minimum lot size of 2 acres for rezoning where sewer is not available, along with the preservation of trees along the public roadways.

### **Issues**

**Lot Configuration:** It would be helpful, though not required, to see a proposed development plan. Regardless, any eventual development besides a no plat lot split would include a Sketch Plan phase and Preliminary Plan to ensure all requirements are met.

### **Staff Recommendations**

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

### **Commission / Public Comments**

No one was present to represent the applicant.

***Mr. Vidor made a motion to recommend Approval of the rezoning request by Dwight and Lana Piper from AR-1 to FR-1. Mrs. Love seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

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## SUBDIVISION PROJECTS

### Preliminary

03-22                      Berlin Meadows - Berlin Twp. - 336 lots / 168.13 acres

### Conditions

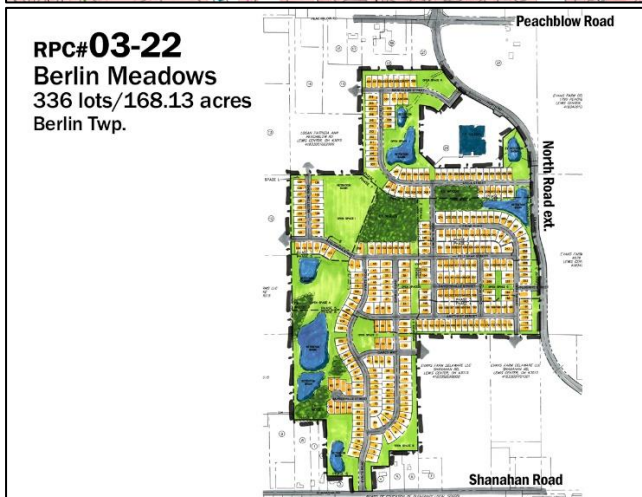
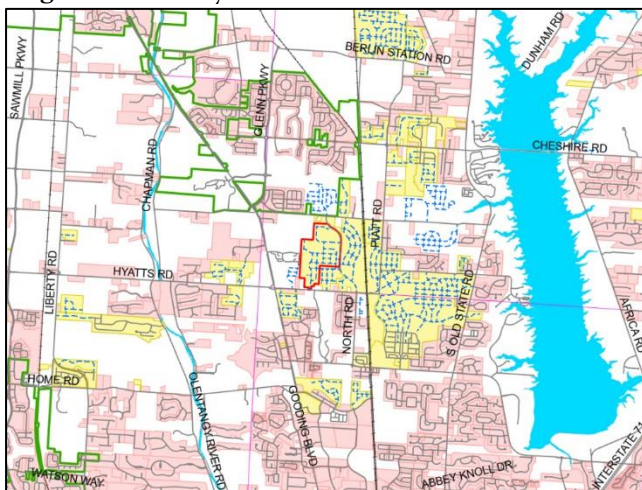
**Applicant:** Pulte Homes / **Subdivision Type:** Planned Residential Community

**Location:** south of Peachblow Rd., east of US 23 / **Current Land Use:** Vacant, elementary school

**Zoned:** R-3 with PRD overlay / **Zoning Approval:** 02/10/20

**Utilities:** Del-Co water and central sanitary sewer / **School District:** Olentangy

**Engineer:** Kimley-Horn



### Staff Comments

Berlin Meadows is a proposed subdivision between Shanahan Road and Peachblow Road, and west of North Road around Berlin Elementary School. The proposal include 336 single-family lots on 168.13 acres with 85.33 acres of open space. The project is proposed to be completed in 7 phases.

The project includes four entrances, one of which is from Shanahan Road. One will connect to a portion of North Road that has been built to access the school. The two other accesses will connect to future portions of North Road, which will be built as a County project.

Compared to other subdivision proposals, this project utilizes a more grid-like street layout, which is typically considered more efficient, walkable, and pedestrian-friendly; an important component for a single-family development adjacent to an elementary school. Road stubs are also provided to the vacant lands to the north and west of the development.

Four different lot sizes are provided, with each having the same depth of 130 feet, but varying in their road frontage width. Lots that are 56 feet wide account for 30% of the total lots, while the remaining lot widths of 62 feet, 64 feet, and 80 feet account for 33%, 26% and 11% of the total lots. The resulting lot sizes vary from 0.17 acres to 0.24 acres. Overall, the resulting net density of the project is 2.35 units per acre.

Open space areas are provided throughout. The majority of the open space areas are located along the perimeter of the development, preserving wooded areas and serving to retain excess storm water. However, four open space areas are provided within the gridded areas of the subdivision, allowing for pedestrian connectivity that will be a benefit to the community.

Critical resources include wooded areas, which seem to be planned around where feasible. The largest critical resources, Big Run, is largely left free from impact except for the section on the north end of the development near the elementary school. At this location, the stream is routed with storm sewer to a retention basin adjacent to North Road.

The applicant should continue to work with the Engineer's Office and Soil and Water to ensure that any impacts to Big Run are done in a manner that will not impact the proposed residences in the area.

***A technical review was held on February 15, 2022, after which the applicant has addressed all of the required changes.***

#### **Staff Recommendation**

Staff recommends *Preliminary Approval* of **Berlin Meadows** to the DCRPC.

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

Mr. Kevin Kershner, Kimley-Horn, was present to represent the applicant.

Mr. Vidor questioned whether the 56-foot wide lots are typical. Mr. Sanders said that there is a current trend toward some narrower lots as part of a development. The Liberty Grand development has some lots that are 50' (possibly 48') lots. Smaller lots require less maintenance.

Mr. Love stated that there is one issue outstanding that the County Engineer's office is confident can be worked through. The road connection towards the new North Road and goes south is actually stubbing into a different development (Evans Farm, Section 4). That road stub is not in the Evans Farm development. The Engineer's office asks that there be continued coordination to work that out.

***Miss Boni made a motion for Conditional Preliminary Approval of Berlin Meadows, subject to the applicant continuing to work with the County Engineer's office and adjacent development to seek a road connection. Mr. Matlack seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.***

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04-22 Maeve Meadows - Berlin Twp. - 35 lots / 23.83 acres

**Conditions**

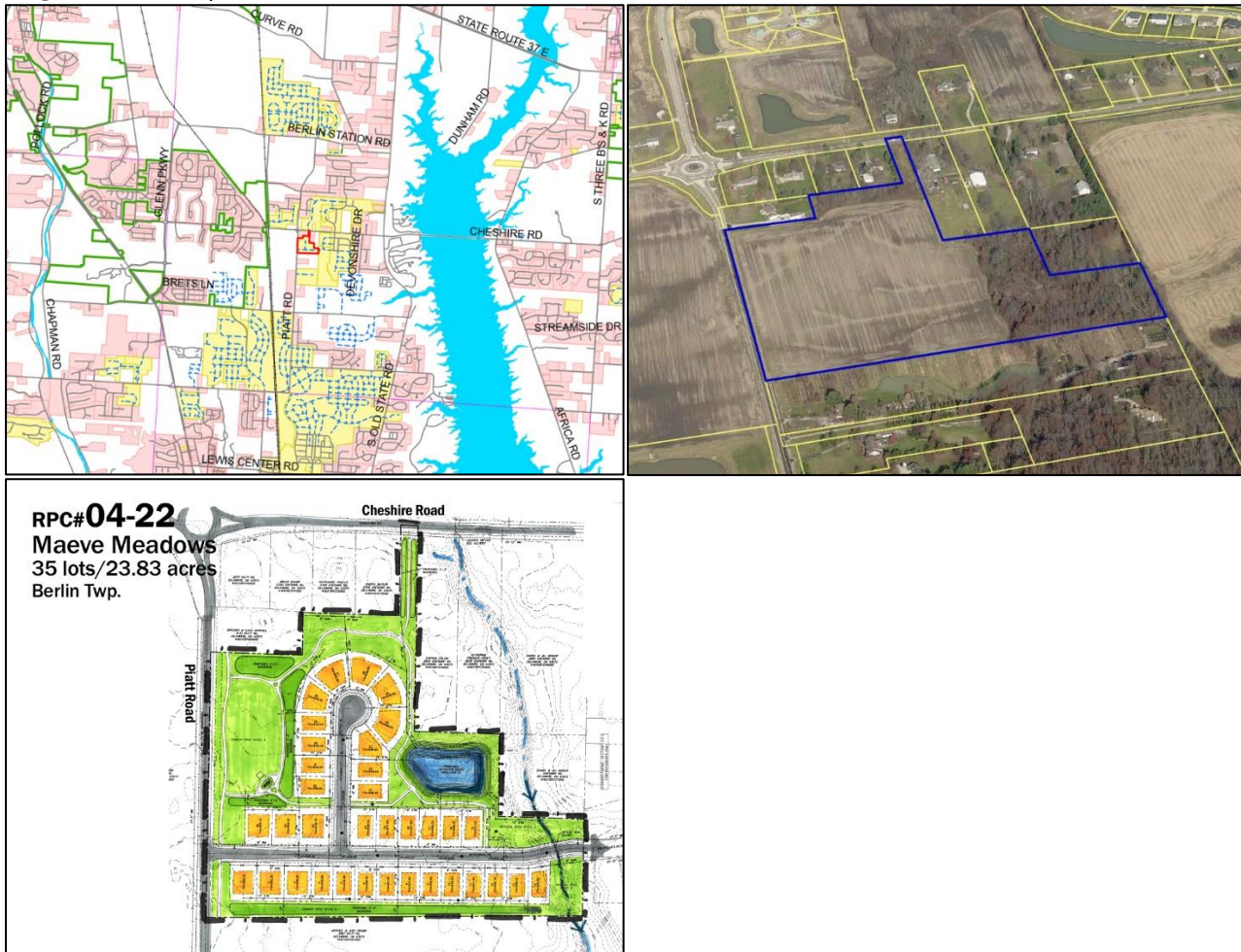
**Applicant:** Pulte Homes / **Subdivision Type:** Planned Residential Community

**Location:** south of Cheshire Rd., east of Piatt Rd. / **Current Land Use:** Vacant

**Zoned:** R-3 with PRD overlay / **Zoning Approval:** 12/28/16, amended 1/24/22

**Utilities:** Del-Co water and central sanitary sewer / **School District:** Olentangy

**Engineer:** Kimley-Horn



**Staff Comments**

Maeve Meadows is a smaller subdivision located in the southeast corner of Cheshire Road and Piatt Road. The proposal is for 35 single-family lots on 23.83 acres, with 10.88 of those acres reserved for open space. This project is intended to be completed in a single phase.

The project entrance is from Piatt Road, south of Cheshire Road. This main entrance also connects through to Howard Farms, continuing and completing a connection with that development and increasing the connectivity of the area. A short cul-de-sac off of this entrance street provides the remaining frontage for the lots, which range in size from 76 feet to 95 feet wide, and 135 feet deep. The lot sizes are all approximately 0.24 acres or larger. The resulting net density is 1.73 units per acre.

Open space areas are provided to buffer the property and provide storm water management purposes. However, two natural areas are reserved on the east end, and a multi-use path is included from the



development to Cheshire Road for future pathway connections to both Howard Farms to the east and Berlin Bluffs on the north side of Cheshire Road.

Critical resources include wooded areas on the east end, and an unnamed drainage course on the east end as well. The wooded areas surrounding the drainage course are within the reserved natural areas, and the remaining wooded areas are minimally impacted.

*A technical review was held on February 15, 2022, after which the applicant has addressed all of the required changes.*

**Staff Recommendation**

Staff recommends *Preliminary Approval* of **Maeve Meadows** to the DCRPC.

**Commission / Public Comments**

Mr. Kevin Kershner, Kimley-Horn, was present to represent the applicant.

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

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01-22      T      The Ravines at Hoover - Genoa Twp. - 56 lots / 42.876 acres

**Applicant:** Romanelli &  
**Engineer:** Kimley Horn

**Staff Comments**

The applicant has requested a 30-day tabling of The Ravines at Hoover in order to work out issues presented at Technical Review.

**Staff Recommendation**

Staff recommends Approval of a 30-day Tabling of **The Ravines at Hoover** to the DCRPC.

**Commission / Public Comments**

*Ms. Holt made a motion for Approval of a 30-day Tabling of The Ravines at Hoover. Mr. Weade seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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05-22                      The Fairways at Blue Church, Sec. 1, Lot 171, Div. #1 - Kingston Twp. - 5 lots / 13.519 acres

**Conditions**

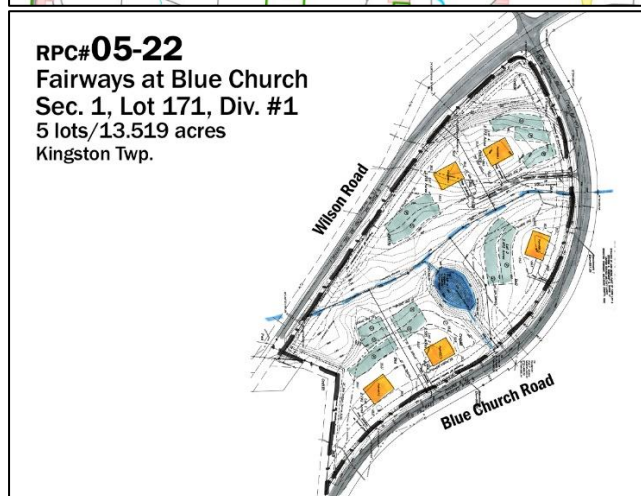
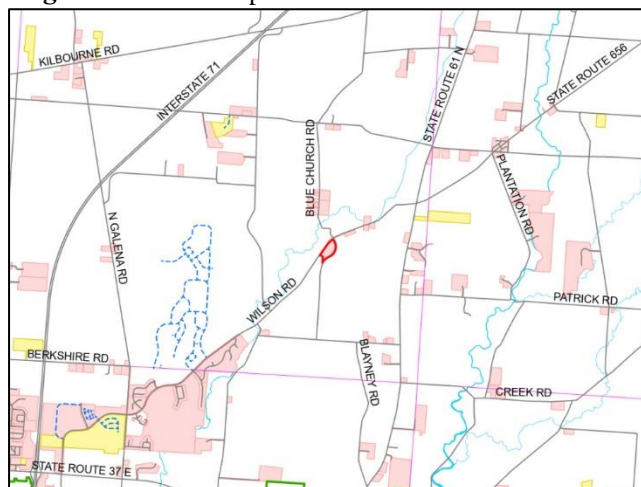
**Applicant:** Seimer Land LLC / **Subdivision Type:** Planned Residential Community

**Location:** south east of Wilson Rd., north west of Blue Church Rd. / **Current Land Use:** Vacant

**Zoned:** Planned Residential / **Zoning Approval:** 7/13/10

**Utilities:** Del-Co water and private on-lot treatment / **School District:** Big Walnut

**Engineer:** Geo-Graphics



**Staff Comments**

The Fairways at Blue Church, Section 1, Lot 171, Division 1, is located at the southern part of the intersection of Wilson Road and Blue Church Road in Kingston Township. This project was initially proposed in the early 2000s, but after litigation between the Township and Developer at the time, only Section 1 was ultimately recorded. This lot has remained vacant, and at the time, was deemed unbuildable until another preliminary plan was proposed for the property.

The submitted plan utilizes the original FR-1 standards, and proposes 5 lots on the 13.519-acre property that range in size from 2.452 acres to 2.918 acres. As a non-typical subdivision, no open space areas are required. All lots are in compliance with both minimum lot size and road frontage requirements.

Per the approved plat for the property in 2007, none of the lots will gain access from Wilson Road. Lots 1 through 3 will have their own dedicated drives, while Lots 4 and 5 will utilize a shared drive. The shared

drive will be required to have an associated maintenance agreement recorded prior to platting.

Two unnamed drainage courses and a pond are located on the property, though none of these will be impacted by the development. The longer of the two drainage courses will serve as a dividing property line, while the shorter drainage course and associated pond will be located on Lot 2.

*A technical review was held on February 15, 2022, after which the applicant has addressed all of the required changes.*

### Staff Recommendation

Staff recommends *Preliminary Approval* of **The Fairways at Blue Church, Sec. 1, Lot 171, Div. #1** to the DCRPC.

### Commission / Public Comments

Mr. George Schweitzer with Geo-Graphics was present to represent the applicant.

Chairman Stites noted that an issue has come up since the Technical Review Committee meeting. As Blue Church winds its way north to the intersection of Wilson Rd. The turn lane widens out for the left turn lane. The Township has contacted the County Engineer and they believe it can be worked out in the final design.

*Mr. Dowley made a motion for Preliminary Approval of The Fairways at Blue Church, Sec. 1, Lot 171, Div. #1. Mrs. Dorsch seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Kingston Twp.). Motion carried.*

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06-22                      Oaks at Big Walnut - Trenton Twp. - 14 lots / 58.213 acres

### Conditions

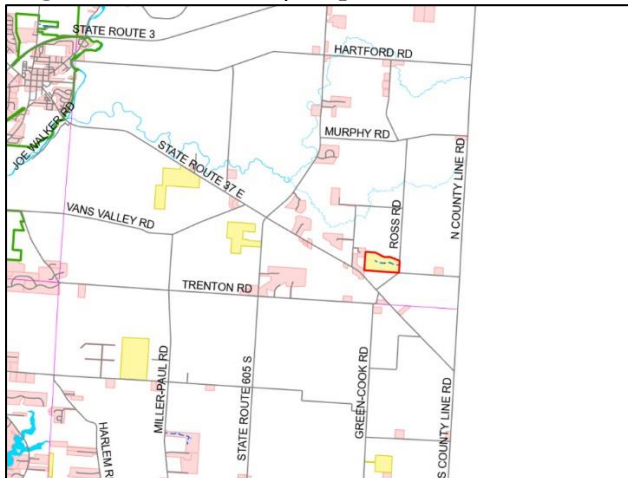
**Applicant:** DBR Ross Road LLC / **Subdivision Type:** Single Family Residential Community

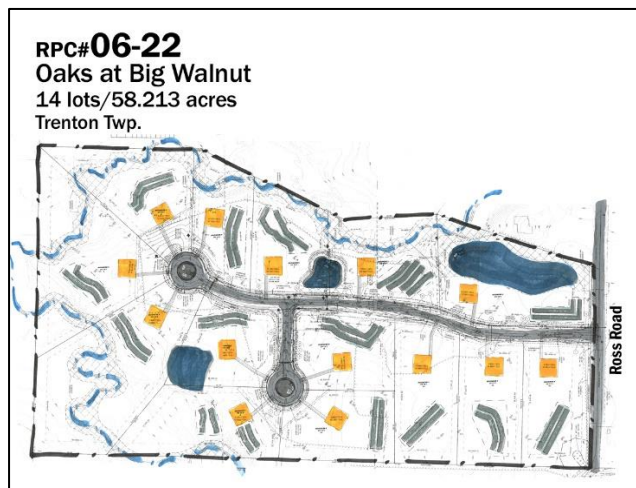
**Location:** west side of Ross Rd., north of Boston Rd. / **Current Land Use:** house, pond

**Zoned:** Rural Residential (optional Conservation Subdivision overlay)

**Utilities:** Del-Co water and private on-lot treatment systems / **School District:** Big Walnut

**Engineer:** Gandee Heydinger





### Staff Comments

The Oaks at Big Walnut is a large-lot development, located on the west side of Ross Road just north of the intersection with Boston Road. The proposal is for 14 lots that range in size from 3.01 acres to 6.73 acres, resulting in a net density of 0.26 units per acre. The lots will be accessed by a roadway which extends west from Ross Road, in addition to a small cul-de-sac that extends south from the main road for additional frontage. All lots are in compliance with both minimum lot size and road frontage requirements.

The property itself has a number of critical resources which have prevented it from being developed to date. A portion of the south fork of Rattlesnake Creek and other feeder creeks are located along the northern edge and within the site. Waterways are accompanied by several acres of wooded areas and steep ravines to the north. These wooded areas and streams are largely preserved through utilizing larger lots in the vicinity of these resources, and by locating homes closer to the roadways where possible to minimize the impact.

A sidewalk is provided in accordance with the subdivision regulations, and an access easement is provided along Ross Road for the future development of sidewalks if the Township desires at a future date.

*A technical review was held on February 15, 2022, after which the applicant has addressed all of the required changes.*

### Staff Recommendation

Staff recommends *Preliminary Approval* of **Oaks at Big Walnut** to the DCRPC.

### Commission / Public Comments

Mr. Aaron Heydinger, GHG and applicant, Mr. Ryan Seikman were present to answer questions from the Commission.

*Mr. Vidor made a motion for Preliminary Approval of Oaks at Big Walnut, seconded by Mrs. Love. VOTE: Unanimously For, 0 Opposed. Motion carried.*

## OTHER BUSINESS

- Consideration for Approval: Food expenses/ meeting refreshments up to \$1,000.00

*Mr. Vidor made a motion to Approve food expenses / meeting refreshments up to \$1000.00 for 2022. Ms. Holt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

- Consideration for Approval: Forego By-Laws requirement regarding Executive Committee elections

Chairman Stites requested that the By-Laws requirement regarding Executive Committee elections for 2022 be suspended. He stated that two members were recently elected due to vacancies and all members are willing to serve for the 2022 year.

*Mr. Dowley made a motion to suspend the By-Laws requirement of Executive Committee elections for 2022 based on the recent appointment of two members. Ms. Holt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

## RPC STAFF AND MEMBER NEWS

- Jonathan Miller left the staff as of February 23<sup>rd</sup> to take a position as Senior Planner with the Mid-Ohio Regional Planning Commission.

*Having no further business, Mr. Kent made a motion to adjourn the meeting at 7:10 p.m. Seconded by Mr. Dowley. VOTE: Unanimously For, 0 Opposed. Motion carried.*

*The next meeting of the Delaware County Regional Planning Commission will be Thursday, March 31, 2022, 6:30 PM at the Frank B. Willis Building, 2079 US 23 North, Conference Room, Delaware, Ohio 43015.*

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Dave Stites, Chairman

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Stephanie Matlack, Executive Administrative Assistant