

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, March 31, 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 February 24, 2022 RPC Minutes
- Executive Committee Minutes of March 23, 2022
- Statement of Policy

CONSENT AGENDA (Final Plats)

		Township	Lots/Acres
19-20	SR 61 CAD	Kin/Port	5 lots / 38.896 acres
17-20.1	Hyatts Meadows, Section 1	Liberty	22 lots / 35.822 acres

ZONING MAP/TEXT AMENDMENTS

08-22 ZON	Orange Twp. Zoning Commission – Route 23 Corridor Overlay District amendments
09-22 ZON	Epcon Communities – Genoa Twp. – 55.884 acres from RR to PRD
10-22 ZON	J Beckner Rental Properties – Harlem Twp. – 5.24 acres – PCD development plan amendment
11-22 ZON	Harry & Nancy Myers – Harlem Twp. – 9.45 acres from AR-1 to FR-1
12-22 ZON	Jackie & Terri Fling – Harlem Twp. – 58.633 acres from AR-1 to FR-1
13-22 ZON	Jackie & Terri Fling – Harlem Twp. – 9.296 acres from AR-1 to FR-1
14-22 ZON	Loretta Ballenger Trust – Harlem Twp. – 2.891 acres from AR-1 to FR-1
15-22 ZON	Loretta Ballenger Trust – Harlem Twp. – 2.710 acres from AR-1 to FR-1

SUBDIVISION PROJECTS

Preliminary

		Township	Lots/Acres
07-22	Berlin Bluffs	Berlin	69 lots / 54.18 acres
01-22	The Ravines at Hoover	Genoa	56 lots / 42.846 acres
08-22	Sara Crossing	Liberty	2 lots / 50.4 acres
09-22	Nelson Farms North	Liberty	37 lots / 40.6 acres
10-22	Evans Farm, Section 6	Orange	97 SF, 131 MF / 41.69 acres
11-22	Orange Centre Dev. resub. of lots 7518 & 7519	Orange	1 lot / 2.00 acres
12-22	Slate Ridge Residential	Orange	219 units / 105.76 acres

EXTENSIONS

04-20	Slate Ridge Commercial -Emil's Way – Orange Twp. - requesting 1-year extension
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OTHER BUSINESS

- Consideration for Approval: Procurement Card Policy
- Consideration for Approval: Large format copier purchase

POLICY / EDUCATION DISCUSSION

RPC STAFF AND MEMBER NEWS

ADMINISTRATIVE BUSINESS

▪ Call to Order

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

▪ Roll Call

Representatives: Mark Maroscher, Duane Matlack, Sarah Holt, Jill Love, Joe Shafer, Matt Kurz, Dave Stites, Eric Gayetsky, Michele Boni, James Hatten, Dan Boysel, Herb Ligoeki, Bonnie Newland, Mike Dattilo and Doug Price. *Alternates:* Jesse Mann, Ken O'Brien, Glynnis Dunfee, Kelly Thiel, and Mike Love. *Arrived After roll call:* Ed Snodgrass (R). *Staff:* Scott Sanders, Da-Wei Liou and Stephanie Matlack.

▪ Approval of the February 24, 2022 RPC Minutes

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

▪ March 23, 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 February 16, 2022

Miss Boni made a motion to Approve the minutes from the last meeting as presented. Mrs. Maag seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

3. New Business

- Financial / Activity Reports for February

REGIONAL PLANNING RECEIPTS		JANUARY	YTD TOTAL
General Fees (Lot Split)	(4201)	\$1,640.00	\$2,255.00
Fees A (Site Review)	(4202)		\$1,500.00
Insp. Fees (Lot Line Transfer)	(4203)	\$300.00	\$800.00
Membership Fees	(4204)	\$46,552.00	\$189,082.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$1,072.05	\$1,072.05
Assoc. Membership	(4206)		
General Sales	(4220)		
Charges for Serv. A (Prel. Appl.)	(4230)	\$40,225.00	\$48,825.00
Charges for Serv. B (Final. Appl.)	(4231)	\$7,852.90	\$10,258.50
Charges for Serv. C (Ext. Fee)	(4232)		\$400.00
Charges for Serv. D (Table Fee)	(4233)	\$600.00	\$600.00
Charges for Serv. E (Appeal/Var.)	(4234)		\$300.00
Charges for Serv. F (Planned District Zoning)	(4235)		\$600.00

OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$5,130.00	\$8,740.00
Soil & Water Fees	(4243)	\$400.00	\$1,850.00
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)	\$1,640.00	\$2,255.00
TOTAL RECEIPTS		\$103,771.95	\$266,282.55

Balance after receipts	\$1,284,930.11
Expenditures	<u>\$ 44,432.37</u>
End of February balance (carry forward)	\$1,240,497.74

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

- March RPC Preliminary Agenda

- SKETCH PLANS

	<u>Township</u>	<u>Lots/Acres</u>
• Hughes Hollow	Genoa	10 lots / 26.71 acres
• Sara Crossing	Liberty	2 lots / 50.4 acres
- ZONING MAP/TEXT AMENDMENTS
 - Orange Twp. Zoning Commission – Route 23 Corridor Overlay District amendments
 - Epcon Communities – Genoa Twp. – 55.884 acres from RR to PRD
 - J Beckner Rental Properties – Harlem Twp. – 5.24 acres – PCD – development plan amendment
 - Harry & Nancy Myers – Harlem Twp. – 9.45 acres from AR-1 to FR-1
 - Jackie & Terri Fling – Harlem Twp. – 58.633 acres from AR-1 to FR-1
 - Jackie & Terri Fling – Harlem Twp. – 9.296 acres from AR-1 to FR-1
 - Loretta Ballenger Trust – Harlem Twp. – 2.891 acres from AR-1 to FR-1
 - Loretta Ballenger Trust – Harlem Twp. – 2.710 acres from AR-1 to FR-1

- SUBDIVISION PROJECTS

	<u>Township</u>	<u>Lots/Acres</u>
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Preliminary

- | | | |
|--|---------|-----------------------------|
| • Berlin Bluffs | Berlin | 69 lots / 54.18 acres |
| • The Ravines at Hoover | Genoa | 56 lots / 42.846 acres |
| • Sara Crossing | Liberty | 2 lots / 50.4 acres |
| • Nelson Farms North | Liberty | 37 lots / 40.6 acres |
| • Evans Farm, Section 6 | Orange | 97 SF, 131 MF / 41.69 acres |
| • Orange Centre Dvlpt. resubd. of lots 7518 & 7519 | Orange | 1 lot / 2.00 acres |

- Mr. Shafer made a motion to recommend approval of the Procurement card policy, Mr. Sanders as card holder and Mrs. Matlack as department coordinator. Miss Boni seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

- Consideration of purchase of a large format scanner/printer from Perry Protech

The Executive Committee understands the need for a large format scanner/printer and has asked staff to consult with Bob Singer, who assisted the County in coordinating their new copier contract.

Mr. Merrell recommended approval of the purchase or lease of the copier as recommended by Mr. Singer. Mrs. Maag seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The recommendation from Mr. Singer will be presented to the full Commission for approval.

- Strategic Planning Summary and Initial Response by Mr. Sanders

The full summary is available for Executive Committee members and other interested members of the DCRPC. The following were the three major priority areas and my action steps:

- **Communication and Outreach – E-Mailing** (maximize communication between township trustees and the RPC). **Mailings**
 - **Proposed Action:** Staff will review the regular monthly communications with Commission, including who gets which mailing. (Initial Agenda, Sketch Plan Memo, Tech Review Committee Memo, Full Agenda Mailing, After-meeting Notice to Communities). Recipient groups will be reviewed to ensure compliance with ORC with additional contacts added as needed (both Fiscal Officers AND Zoning Inspectors to receive initial agenda mailing, for example).
 - **Proposed Action:** We've begun to explore mail services such as MailChimp, which allows improved contact list management and more attractive notice layouts.
 - **Proposed Action:** Establish improved mailing lists so that each individual does not need to be entered or forwarded each time.
- **Communication and Outreach – Personal Contact**
 - Creation of a PowerPoint reviewing activity in the County. Create full presentation via recorded presentation (i.e. Zoom meeting on YouTube) and present a brief version for Townships and Villages. (presentation is 90% complete).
- **Data Management – Make the RPC GIS more accessible**
 - Staff will co-host a meeting with the Auditor's GIS office with all agencies and communities under the current GIS contract to discuss best ways to share information.
- **Streamline Review Processes – Staff will continue working with other agencies to streamline the development plan review and platting processes.** This will include reduced paper copy submission, increased electronic review and signatures. Flowcharts will be reviewed and amended to utilize single guidance rather than individual agency communication.

- Discussion of including remote log-in for RPC monthly meetings

The Executive Committee discussed the logistics for a hybrid Commission meeting and determined that at this time with the meeting room space and staffing shortage it was not currently feasible. This topic could be revisited in the future after the move is completed and a dedicated meeting space is provided.

4. Other Business

- Appointment of Officers

Mr. Merrell made a motion to keep the current officers for 2022-2023. Mr. Shafer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Chairman Dave Stites
2nd Vice-Chair Joe Shafer
Commissioner Gary Merrell

Vice-Chair Michele Boni
Member at Large Tiffany Maag

- Chairman Stites recommended a staff compensation review. The Committee members agreed. Mrs. Maag provided a contact that was used by the County. Mr. Stites would make contact.

5. Adjourn

Having no further business, Mr. Merrell made a motion to adjourn the meeting at 11:05 a.m. Mrs. Maag seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Wednesday, April 20, 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)

19-20 SR 61 CAD – Kingston & Porter Twps. - 5 lots / 38.896 acres

Conditions

Applicant: Michael Rohrer / **Engineer:** Gandee Heydinger

Subdivision Type: Single Family Residential, Common Access Driveway

Location: East side of SR 61, south of SR 656

Preliminary Approval: 04/29/21

Zoned: Farm Residential (A-1 – Porter Twp., FR-1 – Kingston Twp.)

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

School District: Big Walnut

Staff Comments

SR 61 CAD is a 5 lot Common Access Driveway Subdivision. The property is located on the east side of State Route 61 between Wildwood Lane and State Route 656, and is a total of 38.896 acres. The acreage for the proposal comes from two original parcels, split between Kingston and Porter Townships with the Kingston parcel, at 4.42 acres, providing the roadway access to State Route 61. The Porter Township parcel is 34.487 acres.

The 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 SR 61 CAD to the DCRPC.

Commission / Public Comments

Mr. O'Brien made a motion for Final Approval of SR 61 CAD. Mr. Shafer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

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

Conditions

Applicant: Olentangy Falls Ltd. / **Engineer:** EMH & T

Subdivision Type: Planned Residential

Location: North side of Hyatts Rd., west of US 23

Preliminary Approval: 09/17/20

Zoned: Planned Residential / **Zoning Approval:** 01/15/20

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

Staff Comments

Hyatts Meadows is a subdivision with 119 single-family lots located north of Hyatts Road and west of U.S. Route 23. A section of 78 multi-family townhouse units will also be created.

Section 1 includes the entrance road, Alicia Kelton Drive, from Hyatts Road. The road extends to the north and will eventually turn west to meet existing Alicia Kelton Drive in Olentangy Falls, Section 4. The two lots for multi-family will be accessed via Cornerstone Drive. All roads are complete in this Section.

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

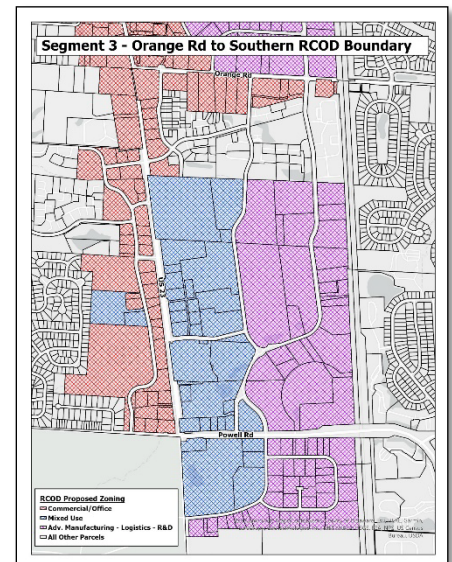
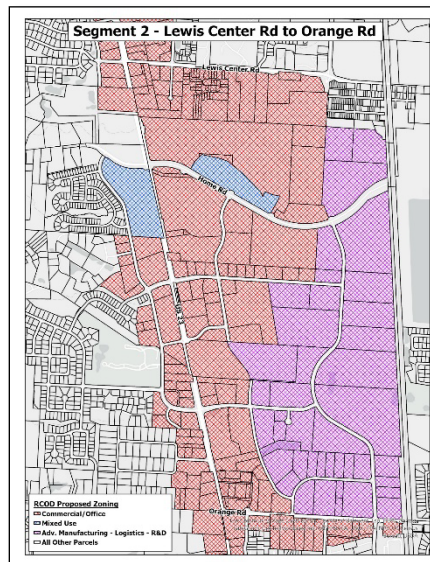
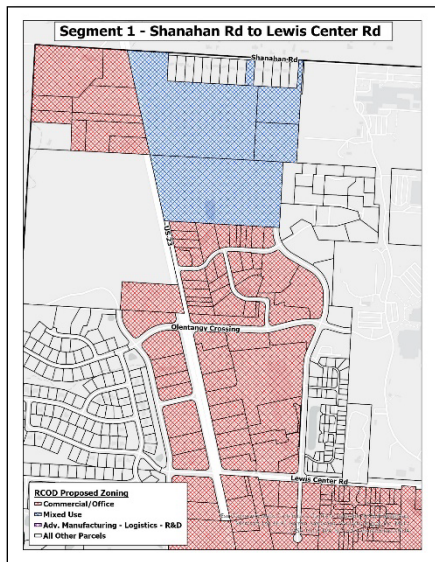
Staff recommends *Final Approval* of **Hyatts Meadows, Section 1** to the DCRPC.

Commission /Public Comments

Mr. O'Brien made a motion for Final Approval of Hyatts Meadows, Section 1. Mr. Shafer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

ZONING MAP/TEXT AMENDMENTS

08-22 ZON Orange Twp. Zoning Commission – Route 23 Corridor Overlay District amendments



Request

Orange Township is initiating several amendments to its Route 23 Corridor Overlay. The following is a brief synopsis of the changes:

- Amends Segment 1 and limits Mixed Use to the area already zoned for multi-family;
- Amends Segment 2, limiting Mixed Use to only the area approved for Orange Grand North, but adds Mixed Use to the Clear Creek commercial development land;
- Amends Segment 3, removing existing outlots from the Mixed Use designation;
- Removal of references to “Multi-Family Residential” as a separate subarea since this was previously

removed from the maps;

- Clarification of the Development Plan submission schedule, including additional time for review (from fourteen days to forty-five days);
- Additional language for the review of the required Traffic Impact Study;
- Added a requirement that all affected land be placed into a JEDD;
- Amending the time period between the Zoning Commission and Trustee action from 30 days to 45 days (to better align with normal zoning processes);
- Additional Condition of Approval that the land be placed in a JEDD, with details related to that process and timing;
- Specifying the conditions that qualify as Major Amendments instead of defining those that qualify for Minor;
- Including fueling stations, auto-oriented uses, and standalone drive through facilities;
- Specifically prohibits residential uses in the Commercial-Office subarea;
- Specifies roads where certain setbacks apply rather than referencing the Thoroughfare Plan;
- Removes the reference to new materials as technology evolves;
- Includes new example renderings;
- Clarifies street tree language; and
- Other clarifications within the Definitions section.

Staff Comments:

- Staff concurs with the mapping changes. We still have some concerns about an existing outlot applying for the overlay simply to achieve additional signage than approved for their neighbors;
- The Trustees' determination of a Major or Minor amendment still notes a 30-day hearing schedule. Should this be 45 days to be more consistent with other sections?
- In determining Major Amendments, it may prove difficult to measure “a decrease in ten percent of landscaping and screening.” Should this be measured by the proposed cost of such materials or area to be covered? Also, several references of “increase in five percent on signage height” should read “increase of five percent in signage height.”
- Recommend clarifying “auto-oriented” to “auto service-oriented,” if that is the intent (this IS covered in the definitions).
- Traffic Impact Study – Staff recommends that in cases involving access to a public street, DCEO should review and approve the TIS.
- JEDD is referenced twice. Appears the larger paragraph defining the JEDD process is sufficient.
- See previous recommendation that Transient Hotels as a Permitted Use in the Commercial Office subarea be defined as “Hotels, as defined in ORC3731.01 as Transient Hotels.” This avoids the need to reference “the daily rate.”
- The Multi-Family subarea still exists as Section 20.08. This is noted to be merged with the Mixed-Use district, utilizing language only where needed (Staff believes only density needs to be carried over);
- Some residential definitions include “minimum of two stories in height.” This appears to place a regulation within a definition and the 2-story requirement is listed elsewhere already;
- Definition of Two-Family Residential Unit notes that a second story is required along all points of

the roofline, but further notes that the top floor need not contain any rooms. This seems to encourage the possibility of a “false” second floor. More importantly, the allowing for a special approval of two-family units was removed - staff questions whether this definition is needed at all;

- Development standards tables includes a four-asterisk footnote (****) that notes setbacks apply for all buildings. Staff recommends placing this in the title (g) above the table since there is no reference within the table.
- 20.10(g)(3)(e): Language is added related to a single monument sign permitted for a use without direct access to U.S. 23. Staff recommends clarification since there is no other reference to US 23 in this section. Does 20.10(g)(3) (a.-d.) only apply to uses with direct access to U.S. 23? Should combined signage be encouraged?

Staff Recommendations

Staff recommends **Conditional Approval** of the amendments to the Route 23 Corridor Overlay District to the DCRPC, Orange Twp. Zoning Commission and Orange Twp. Trustees, *subject to the staff comments noted within this report.*

Commission / Public Comments

Mr. O'Brien questioned the requirement to zone from the cloud you must go into a JED. Miss Boni stated that yes it was part of the conditions. She also stated applicants are able to request a divergence.

Mr. Shafer made a motion to recommend Conditional Approval of the amendments to the Route 23 Corridor Overlay District, subject to staff comments noted in the report. Mrs. Holt seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Orange Twp.). Motion carried.

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09-22 ZON Epcon Communities – Genoa Twp. – 55.884 acres from RR to PRD

Request

The applicant, Epcon Communities, is requesting a 55.884-acre rezoning from RR to PRD for the development of a 95-lot residential development to be known as The Courtyards at Big Walnut.

Conditions

Location: west of 6901 Big Walnut Road, Genoa Township

Present Zoning: Rural Residential (RR) / **Proposed Zoning:** Planned Residence District (PRD)

Present Use(s): Vacant / **Proposed Use(s):** Single-family lots

Existing Density: 1 du / 2 acres **Proposed Density:** 2.07 du / acre

School District: Olentangy

Utilities Available: Del-Co Water and central sanitary sewer

Critical Resources: Pond, drainage course / **Soils:** BeA, BeB, PwA



Introduction

Epcon is proposing to develop 95 single-family detached Courtyard units on 55.884 acres. As single-family homes, these would likely resemble the Epcon product at Clear Creek in Orange Township.

The site plan shows a single access on Big Walnut Road. The current graphic indicates a circular entrance to achieve a second access, but that has been rejected by DCEO and already amended by the applicant. A road extends through the site, with a second loop road providing frontage for additional units. The main road stubs to township park land to the north. No other access is available, although the site has 1,900 feet of frontage on State Route 3, where access is limited. Open space of 50% is required, calculated at 27.942 acres, where 28.827 is provided. This open space provides a buffer to the west, and preserves an existing pond and large area of woods along S.R. 3.

A club house, pool, pickle ball court, and 7 parking spaces are located where the site widens. Three wet basins and one dry basin are proposed, as this is located in a generally flat and wet area. Typical lot configuration shows 52' of frontage and 120' of depth, for a lot size of 6,240 s.f.

Comprehensive Plan

Genoa Township's 2019 Comprehensive Plan indicates this parcel is in Area 5, which recommends Residential or Planned Residential at densities in accordance with the Zoning Code. Other goals within the plan are met, such as emphasizing creative design with conservation development, networking greenspace, and preserving wetlands and drainage.

Issues

Traffic and access: As noted previously, access is limited to a single location at Big Walnut Rd. A stub is provided to the north, which allows the township to access an undeveloped 35 acres it owns to the north. Currently, the only access is from the end of Fleur Drive. Staff recommends an emergency and pedestrian access to the end of Fleur Drive since there is no second access. Mahogany Drive has been shown on previous plans to extend to this site. That may be unlikely to occur, since the approx. 13 acres between the current stub in Walnut Grove and this site is probably too small to make the extension financially feasible. Still, staff supports the proposed roadway easement, which the applicant indicates on the plan.

Divergences: Six divergences are requested:

1. To allow the tree survey of trees 3" caliper and larger to occur at the Final Development Plan phase.

Staff Response: Staff doesn't typically review tree surveys or manage the process, but this seems reasonable, as long as no cutting takes place on the site prior to the survey.

2. To allow for a reduction in driveway spacing on lots 10, 11, 21, and 22. It is stated that this will allow improved flood routing and utility placement.

Staff Response: This is the typical request since many codes list additional spacing from intersections. The minimal traffic in this project would justify this request.

3. To allow two temporary signs – one at Big Walnut and one along State Route 3 and allow a total of 60 square feet.

Staff Response: Probably reasonable, although the location for the S.R. 3 sign is not indicated. Sign should be required to be removed after a certain number of lots have been sold.

4. Fencing located on corner lots shall be allowed to exceed 3 feet in height, up to 6 feet on lots 24, 53, 68, and 89 as long as a fence is no closer than 10 feet to the ROW.

Staff Response: Staff understands the requests, but has noticed some unusual fence configurations in other courtyard projects. Suggest specific examples to be provided to the Zoning Commission before approval.

5. Reduction in required 18 parking spaces to 7, noting that previous projects indicate minimal parking is needed in a walkable community with private facilities.

Staff Response: This may be reasonable but the amenity area is about 1,600 feet from the northern end of the site.

6. Fences are requested to be allowed in the side yard to create the courtyard feature, where the code said no structures may be placed there.

Staff Response: This is reasonable, and existing examples are located in Genoa Township and elsewhere. As noted under item #4 above, unusually-shaped lots and corner lots can lead to unexpected results – providing existing examples to the Zoning Commission will be helpful.

Signage: Signage appears to be minimal and appropriate to the area.

Lighting: Lighting appears to be minimal, utilizing a coach light product. While not a downward-projecting cut-off fixtures, the plan should result in some added lighting without negative impact.

Sanitary Treatment: Public sanitary sewer currently exists at three locations directly west and south of the parcel.

Open Space / Health: As noted, there is ample open space provided, with sidewalks and trails located throughout the development.

Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Epcon Communities from RR to PRD to the DCRPC, Genoa Twp. Zoning Commission and Genoa Twp. Trustees, *subject to:*

- 1.) Provide emergency access to Fleur Drive;
- 2.) Continue to provide the roadway easement between lot 18 and 19;
- 3.) Reconfigure the entry design; and
- 4.) Relocate the pool and other amenities to the east side of the road to reduce impact to adjacent lots to the west.

Commission /Public Comments

Mr. Joel Rhoades, Epcon Communities, was present to answer questions from the Commission. He stated they would work with the Zoning Commission and Township on staff recommendations.

Mr. O'Brien asked if the driveway spacing concern is with a stop sign at the intersection or with the intersection itself. Mr. Sanders stated that several of the zoning resolutions will require that a driveway be so many feet from the nearest intersection. It's not an engineering requirement or a subdivision requirement but it's listed in several zoning resolutions. He said typically staff doesn't see where stop signs are at the zoning stage. Mr. O'Brien was concerned about making a recommendation without confirming locations of the stop signs. Mr. Shafer stated that the applicant has provided sufficient evidence for what they want to do and for the Zoning Commission to be able to review. Mr. Rhoades stated that he did not have the specific dimensions with him but would work through requirement with the Township.

Mr. Gayetsky was curious if there would be any connections with the nearby Ohio To Erie Trail. Mr. Sanders stated that it's on the other side of State Route 3. There is a path along Big Walnut now and this project would connect into that.

*Mr. Price made a motion for **Conditional Approval** of the rezoning request by Epcon Communities, subject to staff recommendations #1-4. Mr. Matlack seconded the motion. Mr. O'Brien moved to Table the application. Chairman Stites ruled Mr. O'Brien out of order. VOTE: Majority For, 1 Opposed (Berlin Twp.), 1 Abstained (Genoa Twp.). Motion carried.*

10-22 ZON J Beckner Rental Properties – Harlem Twp. – 5.24 acres – PCD dev. plan amendment

Request

The applicant, J Beckner Rental Properties, is requesting a development plan amendment for 5.24 acres for the purpose of adding an 1,800 s.f. addition to an existing building and adding two new 8,000 s.f. office/warehouse buildings.

Conditions

Location: 10870 Fancher Rd., Westerville

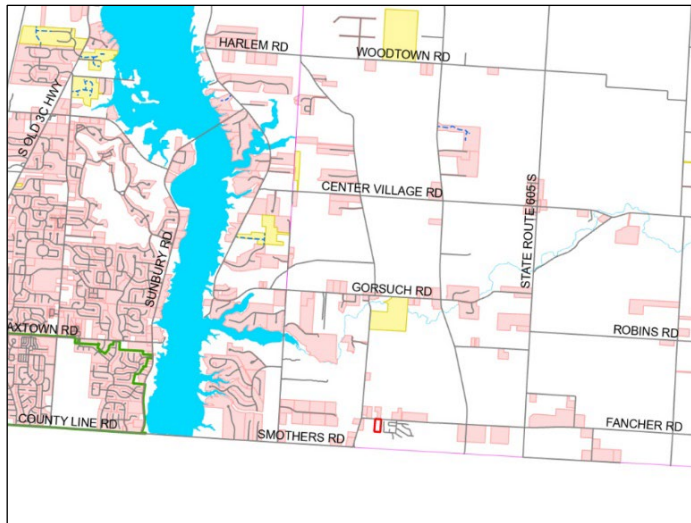
Present Zoning: Planned Commercial (PCD)

Present Use(s): Commercial / **Proposed Use(s):** additional commercial buildings

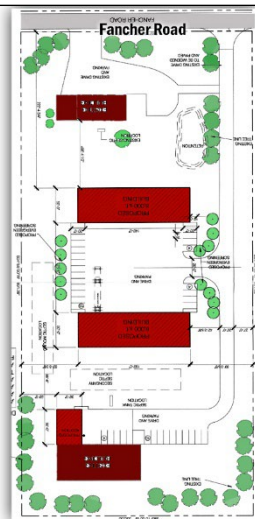
School District: Big Walnut Local School District

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

Critical Resources: none / **Soils:** BeB



RPC#10-22zon
J. Beckner Rental Properties
5.24 ac. / PCD Dev Plan Amend.
Harlem Twp.



Introduction

This is an application for a development plan amendment of a property located on the south side of Fancher Road, east of Harlem Rd. The property was rezoned in 2020. This application for a rezoning will amend that original development plan.

The site is located between the Worthington Arms manufactured home park to the east and a self-storage facility to the west. No subdivision of the property is proposed, development of the property will consist of the existing north building of 3,080 s.f. remaining as it currently exists, with no changes in use. The existing south building at 6,240 s.f. will have an 1,800 s.f. addition built to the north west creating an “L” shaped structure. Additionally, two new 8,000 s.f. office/warehouse buildings will be constructed. Each of the new buildings will be a maximum of 4 tenants. The total increase in building coverage is 17,800 s.f. and additional driveway/parking areas is 72,706 s.f.

Comprehensive Plan

This subject property lies in Harlem Township’s Sub Area A, which includes a band of “Potential Commercial Districts” along Fancher and S.R. 605. As an expansion of the current commercial use, this proposal conforms

to the recommendations.

Issues

Traffic and access: Access will not change. Based on the warehouse uses and limited parking, additional traffic will be negligible.

Drainage: A retention area is shown on the northeast corner of the site. The topography information suggests that the site drains to the west, particularly where the primary septic mound is proposed. Development to the west directs all drainage to a basin in the southwest corner of the site. Staff recommends the applicant work with the County Engineer's office to ensure proper drainage is provided as the site adds impervious areas.

Signage: Existing signage at the site is minimal and no additional signage is indicated in the plans. With additional tenants, increased signage may be needed. Any such requests should follow the sign regulations of the Zoning Resolution.

Lighting: Gooseneck lighting fixtures are located above each door, but no other detail is provided. The applicant should provide detail as to the type of lighting proposed and ensure that they are downward directed "cut-off" fixtures.

Sanitary Treatment: Primary and secondary septic is shown as the plans for the existing building to the south indicates two bathrooms and a breakroom/kitchen. It is unclear whether those facilities currently exist or are proposed. Additionally, each of the two new 8,000 s.f. buildings include four small bathrooms, one for each warehouse space. If multiple buildings are proposed to utilize a single on-site system, the applicant should provide additional detail as to the approval of such a system.

Staff Recommendations

Staff recommends **Conditional Approval** of the development plan amendment request by J Beckner Rental Properties to the DCRPC, Harlem Twp. Zoning Commission and Harlem Twp. Trustees, *subject to:*

- 1.) *The applicant continuing to work with DCEO on a plan for proper stormwater management;*
- 2.) *Applicant providing additional detail as to the lighting and signage plan; and*
- 3.) *Additional information as to the approval process of the on-site treatment system.*

Commission / Public Comments

No one was present to represent the applicant.

Mr. O'Brien made a motion for Conditional Approval of the development plan amendment request by J Beckner Rental, subject to staff recommendations. Mr. Boysel seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Harlem Twp.). Motion carried.

11-22 ZON Harry & Nancy Myers – Harlem Twp. – 9.45 acres from AR-1 to FR-1

Request

The applicants, Harry and Nancy Myers, are requesting a 9.45-acre rezoning from AR-1 to FR-1 to allow the lot to be split from a 13.415-acre tract.

Conditions

Location: west side of Miller Paul Rd., south of Trenton Rd.

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

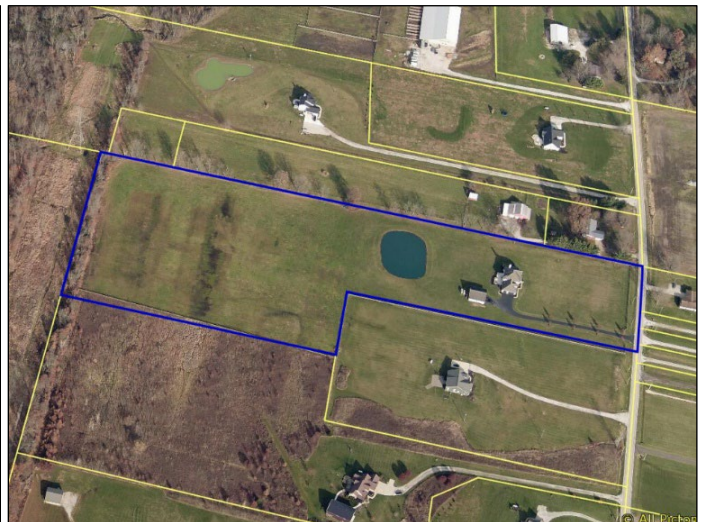
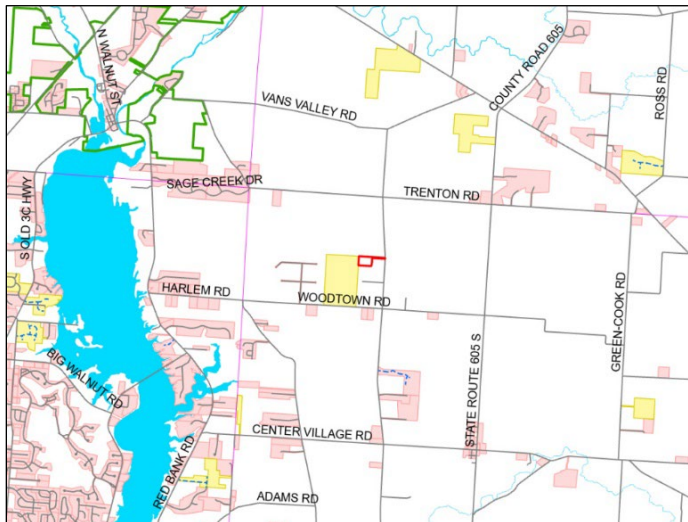
Present Use(s): single family home, pond / **Proposed Use(s):** Single-family lots

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: pond / **Soils:** BeA, PwA



Introduction

This is a rezoning request that was submitted without a development plan. The property is located on the west side of Miller Paul Rd., between Woodtown and Trenton Rd. The 9.45-acre lot currently includes a single home.

No development plan was submitted with this application, but a sketch was provided indicating that a new lot of approximately 9.445 acres will be created via a 60-foot strip along the northern boundary of the current lot. The current zoning of Agricultural Residential (AR-1) requires a 5-acre minimum lot size and 300 feet of frontage while the proposed FR-1 zoning requires a minimum lot size of 2 net acres with a sliding scale of frontage (2-3 acres: 175', 3-4: 210', 4-5: 250', 5+: 300). The rear lot will continue to exceed 5 acres with the front lot proposed to be just under 4 acres.

Comprehensive Plan

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

Issues

The acreage requested for rezoning appears to be reversed in the application. The township's cover letter notes that 13 acres will be rezoned, but the application form filled out by the applicant lists 9.45 acres as "Total Acreage to be Rezoned."

The front (proposed) 3.97-acre lot needs to be FR-1 while the rear (proposed) 9.445 acres would remain AR-1, as it will be over 5 acres. As a second option, the entire acreage could be rezoned to FR-1 and achieve the same results, which would match the intent reflected in the township's cover letter.

Treatment: The soil information indicates quite a bit of Pewamo soils on the rear portion and the topography and aerial suggest the rear is wet. Care should be taken by the applicant to ensure an on-site system can be placed on the rear acreage.

Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Harry and Nancy Myers from AR-1 to FR-1 to the DCRPC, Harlem Twp. Zoning Commission and Harlem Twp. Trustees, *subject to:*

- 1.) *The applicant submitting a legal description of the area proposed to be divided to a size smaller than 5 acres. All application material should be changed to indicate the rezoning of the front proposed lot (or the entire 13-acre parcel) to FR-1.*

Commission / Public Comments

No one was present to represent the applicant.

Mr. Price made a motion for Conditional Approval of the rezoning request by Harry and Nancy Myers, subject to staff recommendation. Mrs. Holt seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Harlem Twp.). Motion carried.

12-22 ZON Jackie & Terri Fling – Harlem Twp. – 58.633 acres from AR-1 to FR-1

Request

The applicants, Jackie and Terri Fling, are requesting a 58.633-acre rezoning from AR-1 to FR-1 for residential purposes.

Conditions

Location: east side of Harlem Rd., south of Gorsuch Rd.

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

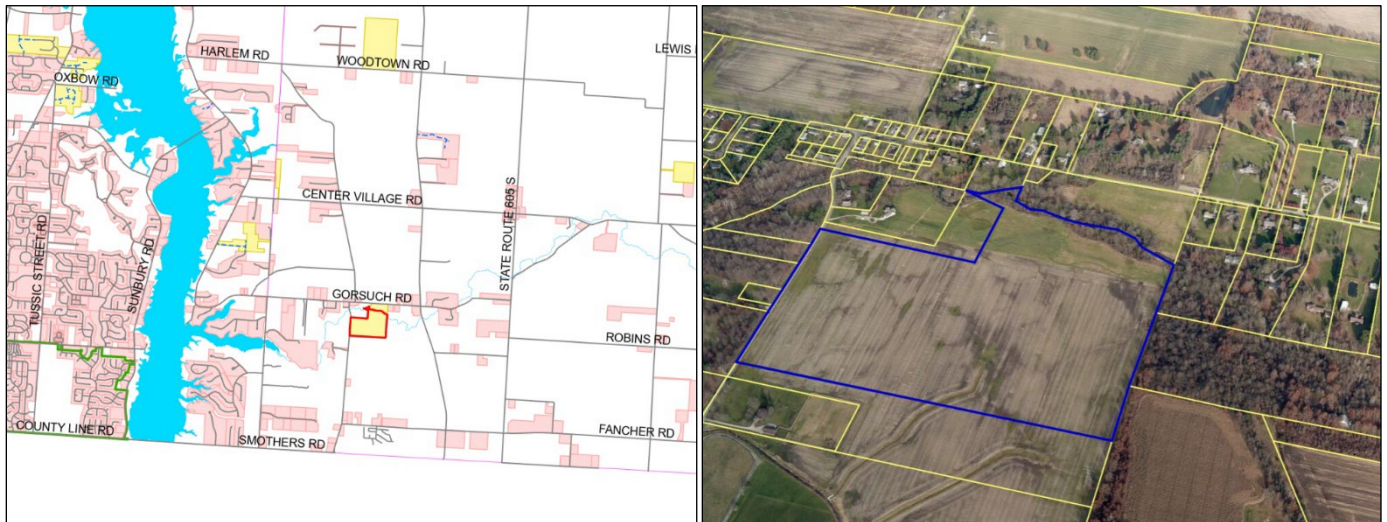
Present Use(s): vacant / **Proposed Use(s):** Single-family lots

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: / **Soils:** BeA, PwA, BeB, CeC2, SkA



Introduction

The property is located on the east side of Harlem Rd., south of Gorsuch Rd. The parcel has approximately 1,030 feet of frontage on Harlem Road. It is adjacent to the following case, but separated by a stream and related slopes.

This rezoning is to facilitate a future lot split or multiple splits. No development plan was submitted with this application, nor is one required. The current zoning of Agricultural Residential (AR-1) requires a 5-acre minimum lot size and 300 feet of frontage while the proposed FR-1 zoning requires a minimum lot size of 2 net acres with a sliding scale of frontage (2-3 acres: 175', 3-4: 210', 4-5: 250', 5+: 300).

Comprehensive Plan

This subject property lies in Harlem Township's Sub Area B, which recommends a minimum of 2-acres for lots rezoned to Farm Residential. Otherwise, Conservation Subdivisions at 1 unit per net developable acre are recommended, with sewer likely required, allowing for more flexibility in lot size.

Issues

This parcel is in the tributary area for potential sewer service. It is conceivable that within the next few years, the

site would have access to sewer, depending on an extension project from the south and west. Further, it is in the area that would be the first undeveloped land to be served. If the owner waits until sewer is available, lots could be more clustered, allowing for proper stormwater management and increased preservation on the site. Staff does not believe this is a reason not to approve the application, but it is something the applicant should keep in mind for the future.

Drainage: The topography indicates that the northern end of the site drains into Duncan Run, which is located along the northern edge of the site. The majority of the parcel appears to be very flat, eventually draining to the south and into a defined drainage course.

Sanitary Treatment: The soils information on the Auditor's website indicate reasonable soils for onsite treatment. There is a sizeable area of Pewamo, which may be a challenge for on-site systems.

Staff Recommendations

Staff recommends **Approval** of the rezoning request by Jackie and Terri Fling for 58.633 acres from AR-1 to FR-1 to the DCRPC, Harlem Twp. Zoning Commission and Harlem Twp. Trustees.

Commission / Public Comments

Mr. Joe Clase, Plan 4 Land, was present to represent the applicant. He stated that the applicants are not proposing multiple CADs but doing public roads within the project.

Mr. O'Brien made a motion for Approval of the rezoning request by Jackie and Terri Fling for 58.633 acres from AR-1 to FR-1. Mr. Shafer seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Harlem Twp.). Motion carried.

03-22 ZON Jackie & Terri Fling – Harlem Twp. – 9.296 acres from AR-1 to FR-1

Request

The applicants, Jackie and Terri Fling, are requesting a 9.296-acre rezoning from AR-1 to FR-1 for residential purposes.

Conditions

Location: south side of Gorsuch Rd., east of Harlem Rd.

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

Present Use(s): vacant / **Proposed Use(s):** Single-family 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: pond / **Soils:** SkA, BeB, BeA



Introduction

The property is located on the south side of Gorsuch Rd., east of Harlem Rd, with approximately 890 feet of frontage on Gorsuch. It is adjacent to the previous case, but separated by a stream and related slopes.

This rezoning is to facilitate a future lot split or splits. No development plan was submitted with this application, nor is one required. The current zoning of Agricultural Residential (AR-1) requires a 5-acre minimum lot size and 300 feet of frontage while the proposed FR-1 zoning requires a minimum lot size of 2 net acres with a sliding scale of frontage (2-3 acres: 175', 3-4: 210', 4-5: 250', 5+: 300').

Comprehensive Plan

This subject property lies in Harlem Township's Sub Area B, which recommends a minimum of 2-acres for lots rezoned to Farm Residential. Otherwise, Conservation Subdivisions at 1 unit per net developable acre are recommended, with sewer likely required, allowing for more flexibility in lot size.

Issues

This parcel is in the tributary area for potential sewer service. It is conceivable that within the next few years, the site would have access to sewer, depending on an extension project from the south and west. Further, it is in the area that would be the first undeveloped land to be served. If the owner waits until sewer is available, lots could be more clustered, allowing for proper stormwater management and increased preservation on the site. Staff does not believe this is a reason not to approve the application, but it is something the applicant should keep in mind for the future.

Drainage: The topography indicates that the site drains into Duncan Run, which is located along the southern edge of the site. The western end is in floodplain, which will limit the number of lots that could ultimately be split. These smaller lots will go through the No Plat process.

Sanitary Treatment: The soils information on the Auditor's website indicate generally reasonable soils for onsite treatment.

Staff Recommendations

Staff recommends Approval of the rezoning request by Jackie and Terri Fling for 9.296 acres from AR-1 to

FR-1 to the DCRPC, Harlem Twp. Zoning Commission and Harlem Twp. Trustees.

Commission / Public Comments

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

Mr. O'Brien made a motion for Approval of the rezoning request by Jackie and Terri Fling for 9.296 acres from AR-1 to FR-1. Mr. Shafer seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Harlem Twp.). Motion carried.

14-22 ZON Loretta Ballenger Trust – Harlem Twp. – 2.891 acres from AR-1 to FR-1

Request

The applicant, Loretta Ballenger Trust, is requesting a 2.891-acre rezoning from AR-1 to FR-1 to allow the lot to be split out of a 65.646-acre tract.

Conditions

Location: east side of Miller Paul Rd., north of Gorsuch Rd.

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

Present Use(s): house, barns, former agricultural / **Proposed Use(s):** Single-family 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: pond / **Soils:** PwA, BeB, BeA



Introduction

The property is located on the east side of Miller Paul Rd., north of Gorsuch Rd. This rezoning is to facilitate a future lot split out of an original 65 acres.

No development plan was submitted with this application, nor is one required, but a survey for the proposed split was provided. A conceptual plan showing these FR-1 lots surrounded by larger lots indicate that the

applicant's surveyor is planning for division of the land according to the flag lot limitations in the Zoning Resolution.

The current zoning of Agricultural Residential (AR-1) requires a 5-acre minimum lot size and 300 feet of frontage while the proposed FR-1 zoning requires a minimum lot size of 2 net acres with a sliding scale of frontage (2-3 acres: 175', 3-4: 210', 4-5: 250', 5+: 300').

Comprehensive Plan

This subject property lies in Harlem Township's Sub Area B, which recommends a minimum of 2-acres for lots rezoned to Farm Residential. Otherwise, Conservation Subdivisions at 1 unit per net developable acre are recommended, with sewer likely required, allowing for more flexibility in lot size.

Issues

Similar to the following case, this request is to allow a lot smaller than 5 acres to be split out of the larger tract. This parcel is in the tributary area for potential sewer service. It is conceivable that within the next few years, the site may have access to sewer, depending on an extension project from the south and west. If the owner waits until sewer is available, lots could be more clustered, allowing for proper stormwater management and increased preservation on the site. Staff does not believe this is a reason not to approve the application, but it is something the applicant should keep in mind for the future.

Drainage: The topography indicates the western 2/3 of the site drains toward the road while the eastern third drains to Duncan Run to the east. That end of the site includes an area of mapped floodplain. These smaller lots will go through the No Plat process to ensure any distinct drainage areas include an easement but the larger splits will not. The applicant/owner should ensure that overall drainage is maintained in a way that benefits all future landowners.

Sanitary Treatment: The soils information on the Auditor's website indicate significant areas of Pewamo on the parcel, making on-site treatment potentially challenging. Should these zonings be approved, the splits will need to follow the same boundaries supplied for the rezoning, which could limit on-site locations.

Staff Recommendations

Staff recommends **Approval** of the rezoning request by Loretta Ballenger Trust from AR-1 to FR-1 for 2.891 acres to the DCRPC, Harlem Twp. Zoning Commission and Harlem Twp. Trustees.

Commission / Public Comments

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

Mr. Price made a motion for Approval of the rezoning request by Loretta Ballenger Trust from AR-1 to FR-1 for 2.891 acres. Miss Boni seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Harlem Twp.). Motion carried.

15-22 ZON Loretta Ballenger Trust – Harlem Twp. – 2.710 acres from AR-1 to FR-1

Request

The applicant, Loretta Ballenger Trust, is requesting a 2.710-acre rezoning from AR-1 to FR-1 to allow the lot to be split out of a 65.646-acre tract.

Conditions

Location: east side of Miller Paul Rd., north of Gorsuch Rd.

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

Present Use(s): house, barns, former agricultural / **Proposed Use(s):** single-family house lots

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

School District: Big Walnut Local School District

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

Critical Resources: pond / **Soils:** PwA, BeB, BeA



Introduction

The property is located on the east side of Miller Paul Rd., north of Gorsuch Rd. This rezoning is to facilitate a future lot split out of an original 65 acres.

No development plan was submitted with this application, nor is one required, but a survey for the proposed split was provided. A conceptual plan showing these FR-1 lots surrounded by larger lots indicate that the applicant's surveyor is planning for division of the land according to the flag lot limitations in the Zoning Resolution.

The current zoning of Agricultural Residential (AR-1) requires a 5-acre minimum lot size and 300 feet of frontage while the proposed FR-1 zoning requires a minimum lot size of 2 net acres with a sliding scale of frontage (2-3 acres: 175', 3-4: 210', 4-5: 250', 5+: 300').

Comprehensive Plan

This subject property lies in Harlem Township's Sub Area B, which recommends a minimum of 2-acres for lots rezoned to Farm Residential.

Issues

Similar to the previous case, this request is to allow a lot smaller than 5 acres to be split out of the larger tract. This parcel is in the tributary area for potential sewer service. It is conceivable that within the next few years, the site may have access to sewer, depending on an extension project from the south and west. If the owner waits until sewer is available, lots could be more clustered, allowing for proper stormwater management and increased preservation on the site. Staff does not believe this is a reason not to approve the application, but it is something the applicant should keep in mind for the future.

Drainage: The topography indicates the western 2/3 of the site drains toward the road while the eastern third drains to Duncan Run to the east. That end of the site includes an area of mapped floodplain. These smaller lots will go through the No Plat process to ensure any distinct drainage areas include an easement but the larger splits will not. The applicant/owner should ensure that overall drainage is maintained in a way that benefits all future landowners.

Sanitary Treatment: The soils information on the Auditor's website indicate significant areas of Pewamo on the parcel, making on-site treatment potentially challenging. Should these zonings be approved, the splits will need to follow the same boundaries supplied for the rezoning, which could limit on-site locations.

Staff Recommendations

Staff recommends **Approval** of the rezoning request by Loretta Ballenger Trust from AR-1 to FR-1 for 2.710 acres to the DCRPC, Harlem Twp. Zoning Commission and Harlem Twp. Trustees.

Commission /Public Comments

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

Mr. Price made a motion for Approval of the rezoning request by Loretta Ballenger Trust from AR-1 to FR-1 for 2.710 acres. Miss Boni seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Harlem Twp.). Motion carried.

SUBDIVISION PROJECTS

Preliminary

07-22 Berlin Bluffs – Berlin Twp. - 69 lots / 54.18 acres

Conditions

Applicant: Pulte Homes / **Engineer:** Kimley Horn

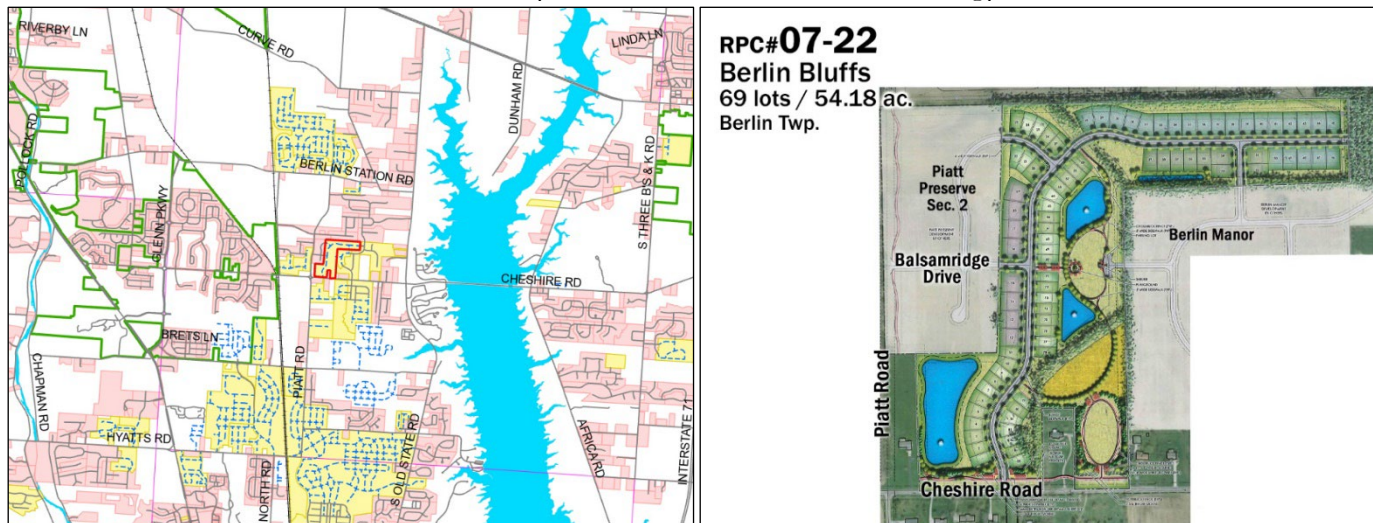
Subdivision Type: Planned Residential Community

Location: north side of Cheshire Rd., east of Piatt Rd.

Current Land Use: Vacant

Zoned: R-3, PRD / **Zoning Approval:** 01/10/22

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



Staff Comments

Berlin Bluffs is one of the last areas to be developed in the Piatt Road/Cheshire Road area. It is situated between Piatt Preserve, Section 2 to the west, Berlin Manor to the east, and Glenmead to the north. It is defined by an access from Cheshire Road extending north until turning east to connect with an existing road stub. The plan includes ample open space which protects a large existing ditch from the north, extending to Cheshire Road and beyond. Lots are generally between 10,960 s.f. and 17,500 s.f. Frontages are generally between 80 feet and 100 feet. Sidewalks are located throughout and the open space will be improved with significant trails and other amenities.

A technical review was held on March 22, 2022, after which the applicant has addressed all of the required changes.

Staff Recommendation

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

Commission / Public Comments

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

Mr. O'Brien questioned the trail connection to the west just north of the water feature. Mr. Kershner stated that it is located just north of the edge of the basin, just south of the adjacent development boundary. Mr. Sanders said that staff will confirm the connection.

Mr. Matlack made a motion for Preliminary Approval of Berlin Bluffs. Mrs. Holt seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.

01-22 The Ravines at Hoover – Genoa Twp. - 56 lots / 42.846 acres

Conditions

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

Subdivision Type: Planned Single-Family Residential Community

Location: West side of Tussic Street Rd., south of Oxbow Rd

Current Land Use: Vacant, former agricultural with barn and house

Zoned: Planned Residential (PRD) / **Zoning Approval:** 4/9/2018

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



Staff Comments

Ravines at Hoover is a subdivision of 56 lots with access from Tussic Street Road in Genoa Township. Ample open space is provided throughout, which will buffer adjacent lots and create a conservation-type approach. Lots are slightly less than a quarter acre, with frontages provided at generally 60 and 70 feet. The main street, Eddy Road, provides access with Talus Road and Thalweg Drive provide circulation to the east. A small cul-de-sac, Chute Drive, provides frontage to five lots. Streams that lead to Hoover Reservoir are preserved in the open space. Sidewalks and trails are provided throughout.

A technical review was held on January 18, 2022, after which the applicant has addressed most of the required changes.

Staff Recommendation

Staff recommends Conditional Preliminary Approval of **The Ravines at Hoover** to the DCRPC, subject to

resolving any outstanding zoning conformance issues.

Commission / Public Comments

Mr. Kevin Kershner, Kimley-Horn, was present. He stated that he believed all issues with the Township have been worked out.

Mr. Price made a motion for Preliminary Approval of The Ravines at Hoover. Mr. Boysel seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Genoa Twp.). Motion carried.

08-22 Sara Crossing – Liberty Twp. - 2 lots / 50.4 acres

Conditions

Applicant: Wilcox Communities / **Engineer:** Kimley-Horn

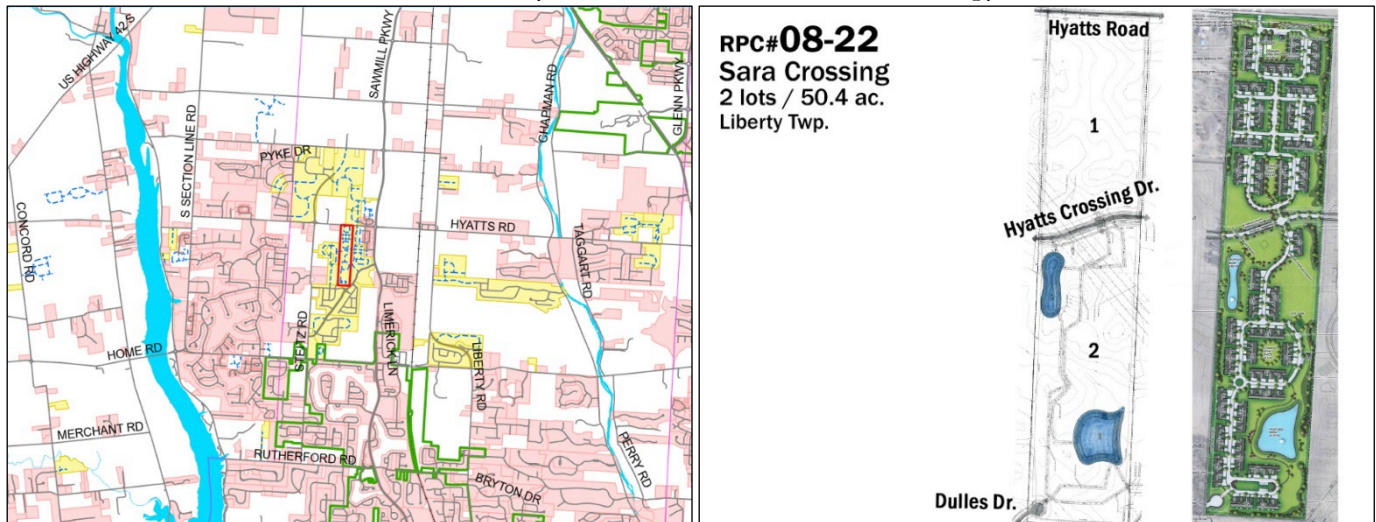
Subdivision Type: commercial/multi-family

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

Current Land Use: Vacant

Zoning: Planned Multi-Family Residential (PMFR) / **Zoning Approval:** Pending

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



Staff Comments

Sara Crossing is a plat that will create two large lots and provide for the dedication of right-of-way for Hyatts Crossing Drive. This road begins in the Hyatts Crossing development at the corner of Sawmill and Hyatts. It will extend through a future multi-family section of Liberty Grand, pass through this site, and finally terminate in an intersection of future Liberty Grand District single-family development to the west. The road will be public throughout. A cul-de-sac will be platted in the southwest corner of the lot, providing a proper turnaround for the Dulles Drive stub to the south. The plat will enable two areas of multi-family units at a total of 231 units. (Final zoning details are still pending at the township.) Access to the apartments will be from Hyatts, at two locations along Hyatts Crossing, and from the end of the cul-de-sac.

A technical review was held on March 22, 2022, after which the applicant has addressed all of the required

changes.

Staff Recommendation

Staff recommends *Conditional Preliminary Approval* of **Sara Crossing** to the DCRPC, *subject to final zoning approval.*

Commission /Public Comments

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

Mr. Greg Siehl, Clark Shaw Rd. resident, and a member of the group, Liberty Residents for Responsible Growth, stated they are very concerned about traffic on Hyatts and Clarkshaw Roads. He said it is being reported by an official from the Township that the residents are in favor of curb cuts on Sawmill Parkway between Hyatts and Clarkshaw, but none of the residents are in favor them. He wanted to make sure the County Engineer and Commission understood that. Mr. Stites thanked him for his comments, but noted that it didn't relate to this project.

Mr. Shafer made a motion for Conditional Preliminary Approval of Sara Crossing to the DCRPC, subject to final zoning approval, Mr. Matlack seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Liberty Twp.). Motion carried.

09-22 Nelson Farms North – Liberty Twp. - 37 lots / 40.6 acres

Conditions

Applicant: Pulte Homes / **Engineer:** EMH & T

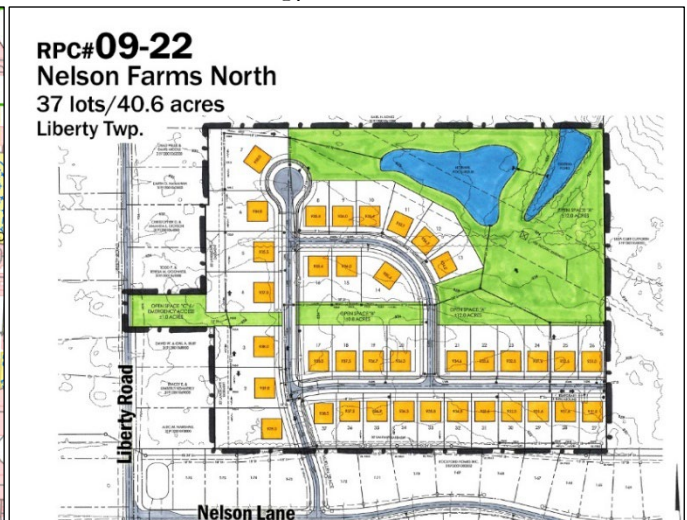
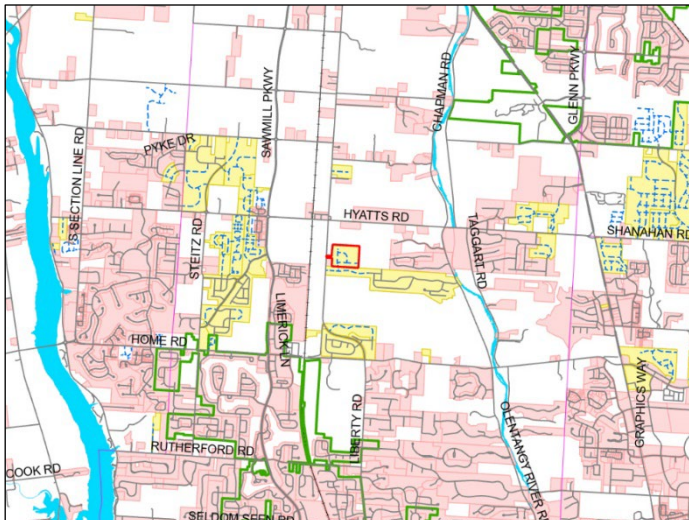
Subdivision Type: Planned Residential

Location: west side of Liberty Rd., south of Hyatts Rd.

Current Land Use: Vacant

Zoned: Planned Residential (PR) / **Zoning Approval:** 03/20/18

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



Staff Comments

Nelson Farms North is a small subdivision that takes access through a future road in the remaining portion of Nelson Farms. Muellen Trace will continued through the site, ending in a cul-de-sac. Hammersley Loop provides a loop street, with Rangeland Drive built to the east, stubbing into undeveloped land. An emergency access will be built to Liberty Road. Open space of 40% is provided. Lots compare to Nelson Farms, with frontages of 150 to match lots on Liberty Road to the west, and 100 feet elsewhere.

A technical review was held on March 22, 2022, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary Approval* of **Nelson Farms North** to the DCRPC.

Commission / Public Comments

Mr. Joe Looby, EMH & T, was present to represent the applicant.

Miss Boni asked if when the emergency road is created would it impact the open space that they are providing. Mr. Sanders stated that they are exceeding their required open space, but it should have been calculated during the zoning process.

Mr. Matlack made a motion for Preliminary Approval of Nelson Farms North. Mrs. Thiel seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Liberty Twp.). Motion carried.

10-22 Evans Farm, Section 6 – Orange Twp. - 97 SF, 131 MF lots / 41.69 acres

Conditions

Applicant: BZ Evans II, LLC and Bavelis Zenios Development LLC. / **Engineer:** Kimley-Horn

Subdivision Type: Planned Residential and Commercial

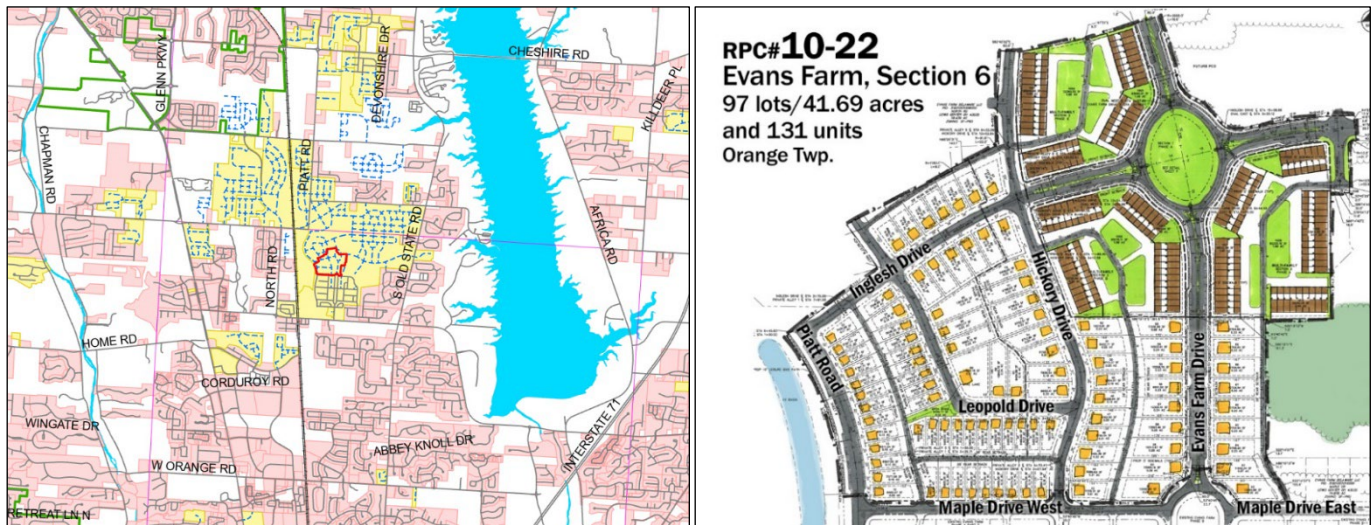
Location: north side of Evans Farm Dr., east of Piatt Rd. extension

Current Land Use: Vacant

Zoned: Single Family Planned Residential (SFPRD) and Planned Commercial (PC)

Zoning Approval: 03/20/16

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



Staff Comments

This is the next section of Evans Farm and includes 97 lots in a variety of styles. The adjacent section of Piatt Road is extended along the western edge of the site and Evans Farm Drive extends north, through an oval-shaped open space, and beyond. Inglesh Drive is a major east/west road which will eventually extend all the way to Old State Road. Hickory Drive and Leopold Drive both provide local access to lots. The smallest lots to the west are generally 40' x 135' in size (5,400 s.f.) and are serviced by alleys to the rear. Other lots are 56' x 175' (9,800 s.f.). The other main feature of this plat is an area of 131 townhouse multi-family units surrounding the oval and facing Hickory Drive and Elmhurst Drive to the east. These units have rear-loading garages accessed from open space areas, similar to existing units in the southern-most section of Evans Farm. The oval is approximately 1.28 acres.

A technical review was held on March 22, 2022, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Conditional Preliminary Approval* of **Evans Farm, Section 6** to the DCRPC, *subject to resolving any outstanding zoning conformance issues.*

Commission / Public Comments

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

Mr. O'Brien questioned the location of property that will be given to Olentangy School District for an elementary school. Mr. Kershner stated that he does not believe it has been decided yet. He said they have been in discussions with the school board. Mr. O'Brien stated that location might influence where the roads are.

Mr. O'Brien explained that his understanding was that the County Engineer originally wanted Shanahan Road on the west side of the railroad to start its re-alignment to Hollenback Rd., but that the County Engineer has since decided that it's not going to happen that way. Berlin Twp. wants to make sure that Shanahan follows the County Thoroughfare plan and extends along the border between Orange and Berlin and does this plan allow that to happen? Mr. Sanders stated that this plan does not preclude that from

happening. Mr. Love said Shanahan is still planned to curve north. Mr. O'Brien asked if it were on the west side of the railroad tracks. Mr. Love stated that Evans Farm proposed an overpass crossing but the Engineer's office was not in support and it would never get funded. Mr. O'Brien stated that Berlin Township does not want to pay for a major road that should be split between Orange and Berlin Townships.

Mr. Love asked if the parking was limited to the eastside of the Piatt Rd. Mr. Kershner stated that is was not on the revised plan that they submitted but will work with the Engineer's office on that.

Mr. O'Brien made a motion for Preliminary Approval of Evans Farm, Section 6. Mr. Boysel seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Orange Twp.). Motion carried.

11-22 Orange Centre Development, resub. of lots 7518 & 7519 - Orange Twp. - 1 lot / 2.00 acres

Conditions

Applicant: All R Friends – Highfield / **Engineer:** Kleingers

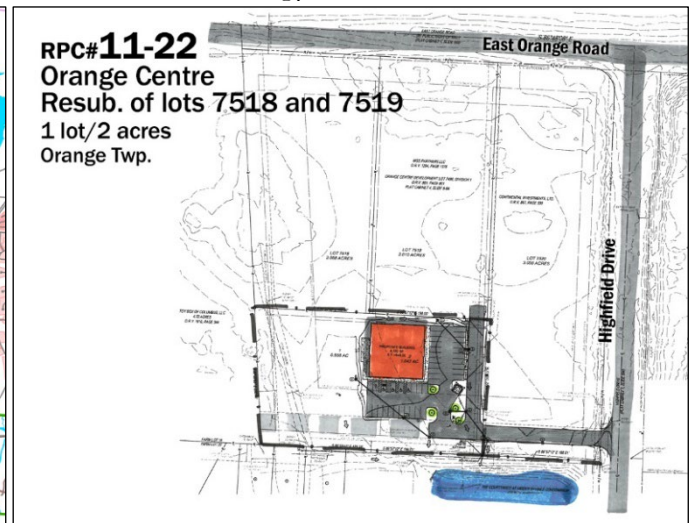
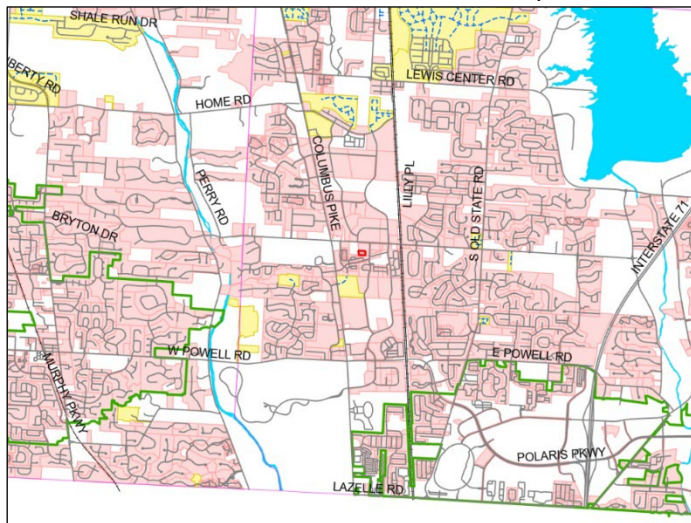
Subdivision Type: Planned Commercial

Location: south side of E. Orange Rd., west of Highfield Dr.

Current Land Use: Vacant

Zoned: Planned Commercial (PC) / **Zoning Approval:** 5/14/2006 (initial)

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



Staff Comments

All R Friends is a local organization that provides support including adult day support services, vocational training, and supported living services. There are seven locations, including a vocational center at its Westerville office. Currently located on Gooding Boulevard, the office seeks to build a new building off Highfield Drive between Orange Road and East Hidden Ravines Drive.

The applicant proposes to split the southern portion of two lots and combine them into a single 2-acre site. Access will come from an existing access easement to Highfield Drive, which will be improved with a paved drive. Access is required to be provided to the north, since there is no direct access to Orange Road for the

remnant lots. An access easement will be provided along the northern edge of the site to the remainder of lot 7518. If the remainder acreage to the north is developed as a single development, that easement will not be needed. Drainage is already provided by the pond to the south.

A technical review was held on March 22, 2022, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary Approval* of Orange Centre Development, resubdivision of lots 7518 and 7519 to the DCRPC.

Commission / Public Comments

No one was present to represent the applicant.

Mr. Matlack made a motion for Preliminary Approval of Orange Centre Development, resubdivision of lots 7518 and 7519. Mr. Price seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Orange Twp.). Motion carried.

12-22 Slate Ridge Residential - Orange Twp. - 219 units / 105.76 acres

Conditions

Applicant: Pulte Group / **Engineer:** MS Consultants

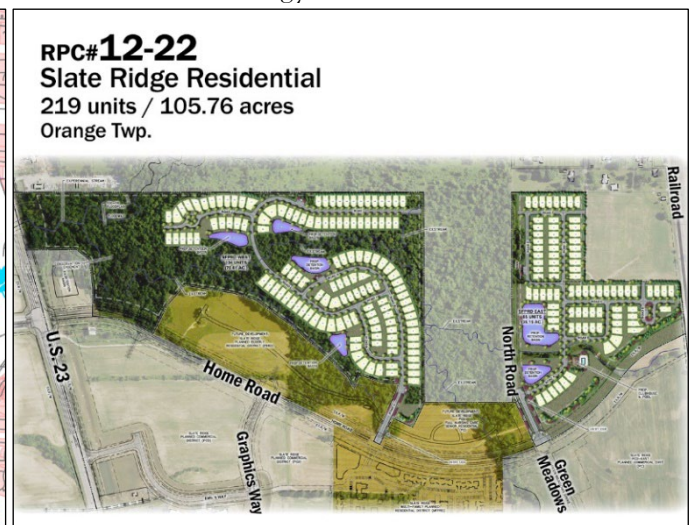
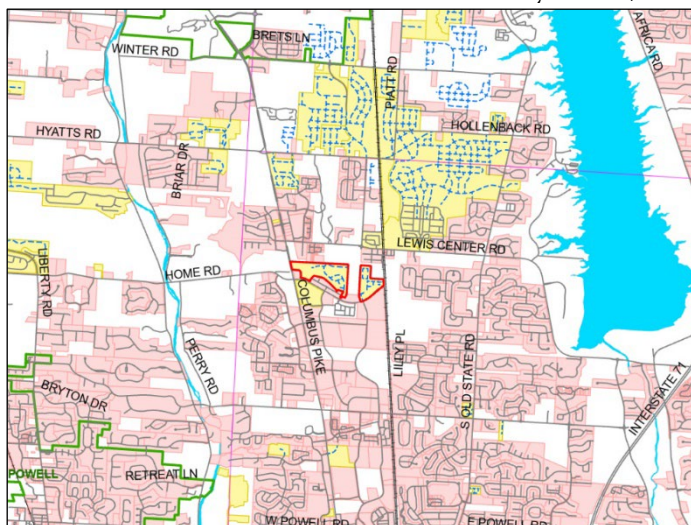
Subdivision Type: Single Family Detached Condominiums

Location: north side of Home Rd., east of US 23

Current Land Use: Vacant

Zoned: Single Family Planned Residential (SFPRD) / **Zoning Approval:** 08/03/2014

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



Staff Comments

The Slate Ridge Residential plat will enable a development of 219 single-family detached condominiums.

The western portion of the development is accessed via an existing private road that extends from the Home Road extension. The eastern portion of the development will take access from the extension of Green Meadows Drive. Green Meadows will be extended as a public street from Home Road to the recently-built roundabout at Lewis Center and North Road. Internal roads will be private, so the plat will simply dedicate any right-of-way needed and establish drainage easements and any other public easements not already created with the prior overall plat.

A technical review was held on March 22, 2022, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary Approval* of **Slate Ridge Residential** to the DCRPC.

Commission /Public Comments

Mr. Jesse Lee, MS Consultants, was present to answer questions from the Commission.

Mr. Price made a motion for Preliminary Approval of Slate Ridge Residential. Mr. Boysel seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Orange Twp.). Motion carried.

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EXTENSIONS

04-20 Slate Ridge Commercial - Emil's Way – Orange Twp. - requesting 1-year extension

Applicant: Kerbler Farms

Engineer: Kleingers

Preliminary approval: 2/27/20

Staff Comments

The applicant is requesting a 1-year extension for Slate Ridge Commercial – Emil's Way, based on the economic downturn.

Staff Recommendation

Staff recommends *Approval* of a 12-month Extension for **Slate Ridge Commercial – Emil's Way** to the RPC.

Commission /Public Comments

No one was present to represent the applicant.

Mr. Price made a motion for Approval of a 12-month extension of Slate Ridge Commercial – Emil's Way to February 2023. Mr. Boysel seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

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OTHER BUSINESS

- Consideration for Approval: Procurement Card Policy including appointing Scott Sanders as cardholder and Stephanie Matlack as department coordinator.

Mr. O'Brien made a motion for Approval to adopt the Delaware County Procurement Card Policy along with appointing Scott Sanders as cardholder and Stephanie Matlack as department coordinator. Mrs. Holt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Consideration for Approval: Large format copier purchase

The Executive Committee recommended contacting Mr. Bob Singer, copier representative for the County, regarding his professional opinion on a large format copier. After discussions of the options, staff is requesting to purchase the Ricoh MP CW2201SP including a service agreement of approximately \$35.00 per month. The purchase amount is \$6,998.82.

Mr. O'Brien made a motion to Approve the purchase of a large format copier in the amount of \$6,998.82. Mr. Price seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Having no further business, Mr. Price made a motion to adjourn the meeting at 7:45 p.m. Mr. Boysel seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, April 28, 2022, 6:30 PM at the Hayes Services Building, 145 N. Union St., Conf. Room 235, Delaware, Ohio 43015.

Dave Stites, Chairman

Stephanie Matlack, Executive Administrative Assistant