



# 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, August 25, 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 July 28, 2022 RPC Minutes
- Executive Committee Minutes of August 17, 2022
- Statement of Policy

### CONSENT AGENDA (Final Plats)

		Township	Lots/Acres
02-19	The Reserve at Scioto Bluff	Concord	18 lots / 12.02 acres
07-05.3.A T	Nelson Farms, Sec. 3, Ph. A	Liberty	18 lots / 16.239 acres
07-05.3.B T	Nelson Farms, Sec. 3, Ph. B	Liberty	15 lots / 10.96 acres
30-19.8.A	Liberty Grand District, Sec. 8, Ph. A	Liberty	35 lots / 14.482 acres
30-19.8.B	Liberty Grand District, Sec. 8, Ph. B	Liberty	20 lots / 3.073 acres

### VARIANCE

24-22.V Anthony CAD on SR 605 – Trenton Twp. – Sec. 306.02, additional lot on CAD

### ZONING MAP/TEXT AMENDMENTS

28-22 ZON Delaware Township Zoning Commission – Comprehensive Plan update

### SUBDIVISION PROJECTS

		Township	Lots/Acres
<u>Plat Vacation</u>			
26-22	Pleasant Hills Addition, plat vacation	Genoa	2 lots / 4.343 acres
<u>Preliminary</u>			
25-22	Mulberry Estates	Genoa	6 lots / 15.54 acres
<u>Preliminary / Final</u>			
27-22	Slate Ridge, Lot 9088, Div. #1 (Newgen Tennis Facility)	Orange	1 lot / 3.736 acres

T- Tabled

**ADMINISTRATIVE BUSINESS**

- **Call to Order**  
 Chairman Stites called the meeting to order at 6:30 p.m.
  
- **Roll Call**  
*Representatives:* Jim Nelson, David Weade, Meghan Raehl, Ric Irvine, Duane Matlack, Sarah Holt, Matt Kurz, Dave Stites, Eric Gayetsky, Jeffrey Warner, Michele Boni, Joe Proemm, Jim Hatten, Bonnie Newland, Mike Dattilo, and Doug Price. *Alternates:* Ellen Wadell, Tyler Lane, Glynnis Dunfee, Julie McGill, Mike Love, Barry Bennett and Paul Benson. *Staff:* Scott Sanders, Brad Fisher, Da-Wei Liou and Stephanie Matlack.
  
- **Approval of the July 28, 2022 RPC Minutes**  
*Mr. Price made a motion to Approve the minutes from the July 28<sup>th</sup> meeting, seconded by Mrs. Holt. VOTE: Unanimously For, 0 Opposed. Motion carried.*
  
- **August 17, 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 July 20, 2022**

*Miss Boni made a motion to Approve the minutes from the July 20<sup>th</sup> meeting, seconded by Mr. Merrell. VOTE: Unanimously For, 0 Opposed. Motion carried.*

**3. New Business**

- Financial / Activity Reports for July

REGIONAL PLANNING RECEIPTS		JULY	YTD TOTAL
General Fees (Lot Split)	(4201)	\$410.00	\$7,995.00
Fees A (Site Review)	(4202)		\$4,705.00
Insp. Fees (Lot Line Transfer)	(4203)	\$400.00	\$3,200.00
Membership Fees	(4204)		\$204,312.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)		\$3,224.48
Assoc. Membership	(4206)		
General Sales	(4220)		\$8.00
Charges for Serv. A (Prel. Appl.)	(4230)	\$2,900.00	\$144,954.00
Charges for Serv. B (Final. Appl.)	(4231)	\$1,900.00	\$41,958.50
Charges for Serv. C (Ext. Fee)	(4232)	\$200.00	\$1,800.00
Charges for Serv. D (Table Fee)	(4233)		\$800.00
Charges for Serv. E (Appeal/Var.)	(4234)		\$1,500.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$300.00	\$3,900.00
OTHER DEPT. RECEIPTS			

Health Dept. Fees	(4242)	\$5,130.00	\$17,740.00
Soil & Water Fees	(4243)	\$325.00	\$5,775.00
Commissioner’s fees	(4244)	\$18.00	\$569.00
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)		
<b>TOTAL RECEIPTS</b>		<b>\$11,583.00</b>	<b>\$442,440.98</b>

Balance after receipts	\$1,277,880.20
Expenditures	<u>          \$ 53,481.86</u>
End of July balance (carry forward)	\$1,224,398.34

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

- The 2020-2021 State Audit was completed. No exceptions were noted on the final report.
- August RPC Preliminary Agenda

- SKETCH PLANS
 

	<u>Township</u>	<u>Lots/Acres</u>
• 3469 Piatt Road CAD	Berlin	4 lots / 9.09 acres
- ZONING MAP/TEXT AMENDMENTS
  - Delaware Township Comp. Plan update review
- VARIANCE
  - Anthony CAD on SR605 – requesting additional lot on CAD

- SUBDIVISION PROJECTS
 

	<u>Township</u>	<u>Lots/Acres</u>
Preliminary		
• Mulberry Estates	Genoa	6 lots / 15.54 acres
Preliminary / Final		
• Slate Ridge, Lot 9088, Div. #1 (New Gen Tennis Facility)	Orange	1 lot / 3.736 acres
Final		
• The Reserve at Scioto Bluff	Concord	18 lots / 12.02 acres
• Pleasant Hills Addition, plat vacation	Genoa	2 lots / 4.343 acres
• Nelson Farms, Sec. 3, Ph. A (Tabled)	Liberty	18 lots / 16.239 acres

- Nelson Farms, Sec. 3, Ph. B (*Tabled*) Liberty 15 lots / 10.96 acres
- Liberty Grand District, Sec. 8, Ph. A Liberty 35 lots / 14.482 acres
- Liberty Grand District, Sec. 8, Ph. B Liberty 20 lots / 3.073 acres
  
- Director's Report
  - 1) Attended MORPC Active Transportation Committee meeting virtually on July 21;
  - 2) Attended MORPC **Transportation Advisory** and **Attributable Funds** meetings virtually on August 3;
  - 3) **Delaware Township Comp Plan** – trying to confirm that the Trustees adopted on August 15;
  - 4) **Kingston Township Comp Plan** – meeting with Zoning Commission on August 17 to review survey and discuss final steps;
  - 5) **Berlin Township Comp Plan** – attended Zoning Commission on August 9 to present “final” draft. ZC scheduled to adopt on September 13, send to trustees;
  - 6) **Liberty Township Comp Plan** – township has asked that we complete the project started by consultant. Four “Community Input” meetings were already scheduled and I was able to attend three on August 3, 4, and 11;
  - 7) **Ostrander** – Brad is leading continuing work. NDC is beginning to produce design concepts based on available land, we continue to collect info;
  - 8) **Zoning Codes** – Actively communicating with several township on zoning code updates – **Troy, Harlem, Delaware.**
  - 9) **Trail Grant Committee** – forwarded recommendations August 16;
  - 10) ODOT has a number of open house-type meeting to discuss potential US 23 improvements coming up in the next two weeks.

#### 4. Adjourn

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

The next regular Executive Committee meeting will be Wednesday, September 21, 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)

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

### Conditions

**Applicant:** Principle Real Estate Development LLC. / **Engineer:** Advanced Civil Design

**Subdivision Type:** Single Family Residential

**Location:** South side of Butts Rd., east of Riverside Dr.

**Zoned:** Planned Residential (PRD)

**Preliminary Approval:** 09/30/21

**Utilities:** Del-Co Water, central sanitary sewer

**School District:** Buckeye Valley

### Staff Comments

The Reserve at Scioto Bluff Preliminary Plan was originally approved on Jan 31, 2019. A revised Preliminary Plan was approved on September 30, 2021. The applicant is now requesting Final Plat approval of The Reserve at Scioto Bluff subdivision. The subject site is 12.02-acres in size, and the development will include 18 developable single-family lots and 3 reserve that total 1.986-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 **The Reserve at Scioto Bluff** to the DCRPC.

### Commission / Public Comments

*Mr. Irvine made a motion for Final Approval of The Reserve at Scioto Bluff. Mr. Weade seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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07-05.3.A T Nelson Farms, Sec. 3, Ph. A - Liberty Twp. - 18 lots / 16.239 acres

**Applicant:** Pulte Homes

**Engineer:** EMH & T

**Staff Comments**

The applicant is requesting a 30-day tabling in order complete construction.

**Staff Recommendation**

Staff recommends *Approval* of a 30-day Tabling of Nelson Farms, Section 3, Phase A to the DCRPC.

**Commission / Public Comments**

*Mr. Irvine made a motion for a 30-day Tabling of Nelson Farms, Section 3, Phase A. Mr. Weade seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Liberty Twp.). Motion carried.*

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07-05.3.B T Nelson Farms, Sec. 3, Ph. B – Liberty Twp. - 15 lots / 10.96 acres

**Applicant:** Pulte Homes

**Engineer:** EMH & T

**Staff Comments**

The applicant is requesting a 30-day tabling in order complete construction.

**Staff Recommendation**

Staff recommends *Approval* of a 30-day Tabling of Nelson Farms, Section 3, Phase B to the DCRPC.

**Commission / Public Comments**

*Mr. Irvine made a motion for a 30-day Tabling of Nelson Farms, Section 3, Phase B. Mr. Weade seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Liberty Twp.). Motion carried.*

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**30-19.8.A Liberty Grand District, Sec. 8, Ph. A – Liberty Twp. - 35 lots / 14.482 acres**

**Conditions**

**Applicant:** M/I Homes / **Engineer:** EMH & T

**Subdivision Type:** Planned Residential Community

**Location:** east of Celebration Dr., on Shoal Way

**Zoned:** POD-18 / **Preliminary Approval:** 11/21/19

**Utilities:** Del-Co Water, central sanitary sewer / **School District:** Olentangy

**Staff Comments**

The Liberty Grand Preliminary Plan was approved on November 21, 2019. The request was for a 489 single-family lots to be developed in 9 phases. The applicant is now requesting Final Plat approval of Section 8, Phase A of the Liberty Grand subdivision. This phase is 14.482-acres in size, and the development will include 35 developable single-family lots and 1 reserve that totals 7.378-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 **Liberty Grand District, Sec. 8, Ph. A** to the DCRPC.

**Commission / Public Comments**

**Mr. Irvine made a motion for Final Approval of Liberty Grand District, Sec. 8, Ph. A. Mr. Weade seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Liberty Twp.). Motion carried.**

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30-19.8.B            Liberty Grand District, Sec. 8. Ph. B - Liberty Twp. - 20 lots / 3.073 acres

**Conditions**

**Applicant:** M/I Homes / **Engineer:** EMH & T

**Subdivision Type:** Planned Residential Community

**Location:** east of Celebration Dr., east and west side of Ashford Way

**Zoned:** POD-18 / **Preliminary Approval:** 11/21/19

**Utilities:** Del-Co Water, central sanitary sewer / **School District:** Olentangy

**Staff Comments**

The Liberty Grand Preliminary Plan was approved on November 21, 2019. The request was for a 489 single-family lots to be developed in 9 phases. The applicant is now requesting Final Plat approval of Section 8, Phase B of the Liberty Grand subdivision. This phase is 3.073-acres in size, and the development will include 20 developable single-family lots.

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 Liberty Grand District, Sec. 8, Ph. B to the DCRPC.

**Commission / Public Comments**

*Mr. Irvine made a motion for Final Approval of Liberty Grand District, Sec. 8, Ph. B. Mr. Weade seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Liberty Twp.). Motion carried.*

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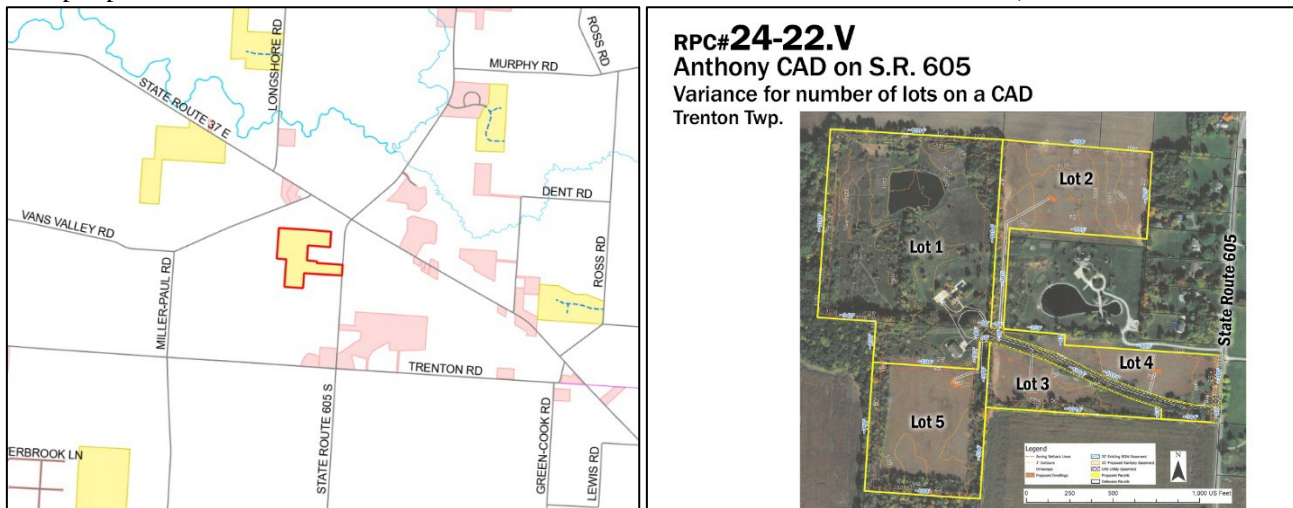
## VARIANCES

24-22.V Anthony CAD on SR 605 – Trenton Twp. – Sec. 306.02, additional lot on CAD

### Request:

David Anthony is requesting a variance from Section 306.02 of the Delaware County Subdivision Regulations for the Anthony CAD Subdivision to permit five lots in a Common Access Driveway subdivision.

The proposed subdivision is located on 64.187 acres on the east side of S.R. 605, south of S.R. 37.



### Facts

1. The applicant seeks to create a five-lot subdivision, utilizing a Common Access Driveway;
2. The site is 64.187 acres and consist of parcels 41634001006004, 41634001070000, 41634001069000, and 41634001068000;
3. A CAD would enter the site and travel west, providing frontage for five lots;
4. The land is zoned FR, with a minimum 5-acre lot size;
5. Del-Co Water is available to the site with an existing water line running across the frontage of the site; and
6. Relevant section of the Subdivision Regulations:

**“306.02 Number of Lots.** The CAD may serve and provide access for up to three (3) lots as shown on the CAD subdivision plat. Two (2) additional lots contiguous to the CAD at the point of access to the public or private road by the CAD and which would meet the current applicable zoning requirements as free-standing lots may, at the discretion of the Commission, be accessed by the CAD.”

### Criteria for a Variance

The burden is on the applicant to demonstrate in writing, each of the following:

- 1) The granting of this variance request shall not be detrimental to the public health, safety and welfare and not injurious to other property.

*Applicant’s Response:* Adding the two additional lots will reduce the number of access points to SR-605,

improving the public health, safety and welfare.

- 2) The conditions upon which this variance request is based are unique to the property for which this variance is sought.

***Applicant's Response:*** The existing drive location, design and condition serves as a unique condition. The angle of the drive naturally separates lots 3 and 4 and the terminus of the existing drive serves as a cul-de-sac.

- 3) Due to the physical surroundings, shape, or characteristics of the property, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the Delaware County Subdivision Regulations were carried out.

***Applicant's Response:*** The hardship for the property owner is that there is no option for public road connection, other than SR 605; thus the request for a CAD. The overall site only has 392 feet of frontage on US-605, and there is no way to propose a CAD within a 60 foot ROW and provided required 300 feet of road frontage for the two frontage lots to be considered standalone lots. Additionally, the applicant indicated that ODOT would not support multiple driveway access points to US 605 if those frontage lots had the ability to access the proposed CAD.

- 4) The granting of this variance will not vary the provisions of the applicable zoning regulations, comprehensive plans, or other existing development guidelines and regulations, nor shall it otherwise impair the intent and purpose of these regulations, or the desirable development of the neighborhood and community.

***Applicant's Response:*** The request adheres to the adopted zoning resolution, comprehensive plan, subdivision regulations and ODOT requirements. Being that the site is over 60-acres in size with only 5 lots proposed, the development density is well below what's required and this will be the most responsible design and use of the site.

### **Staff Comments**

The Auditor's data indicates four parcels under common ownership, but the parcel lines coincide with Farm Lot Lines and could not be conveyed separately. There is an existing paved driveway that serves a home and accessory building. The request will essentially allow two otherwise landlocked parcels to be developed with single-family homes and create one new developable lot at the State Route 605 frontage. The proposed CAD will utilize the existing drive, which is approximately 1,440 feet in length, and may need minimal (if any) improvements to meet County design standards.

Per the Subdivision Regulations, 3 lots may be served by the CAD with 2 additional lots added, provided those 2 lots are contiguous to the CAD at the point of access to the public/private ROW and meet the frontage requirements. Due to the desire to use the existing driveway and include it in the parcel with the existing house, Lot 3 is not proposed to have frontage on the road. However, based on the configuration of the existing drive and the proposed lot sizes being over 5-acres, staff believes this is a special circumstance.

Incorporating these 2 additional lots into the CAD will help to make use of the land surrounding the existing drive and reduce the number of curb-cuts on the road. It also does not exceed the allowable number of lots (5) defined in the regulations. Proposed lot sizes are all larger than 5 acres, which is in keeping with the adopted

comprehensive plan and zoning, and larger than surrounding nearby properties.

**Staff Recommendations**

DCRPC staff recommends *Approval* of the variance request from Sec. 306.02 of the Subdivision Regulations for Anthony CAD to allow a total of 5 lots on a CAD, based on the Findings of Fact.

**Commission / Public Comments**

The applicant, Mrs. Courtney Wade, A to Zoning was sworn in. She stated that they had several discussions with ODOT regarding alternative access proposals, but they would not support them.

*Mr. Matlack made a motion for Approval of the variance request from Sec. 306.02 of the Subdivision Regulations for Anthony CAD to allow a total of 5 lots on a CAD, based on the Findings of Fact. Mr. Gayetsky seconded the motion. VOTE: Majority For, 1 Opposed (Berlin Twp.), 1 Abstained (Trenton Twp.). Motion carried.*

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## ZONING MAP/TEXT AMENDMENTS

### 28-22 ZON Delaware Township Zoning Commission – Comprehensive Plan update

In early 2021, the Delaware Township Trustees engaged the Regional Planning Commission to create the township's first Comprehensive Plan. Work proceeded throughout the year, ultimately being adopted in August. While the township land is fragmented by significant annexation to the City of Delaware through the years, approximately 5,500 acres remain in the open space, with 1,000 acre considered vacant and just over 2,000 acres as agricultural.

The plan seeks to recommend land uses that could potentially be developed while remaining in the township, or rezoned in the township prior to annexation. There are lands where city sewer is located but adjacency for the purposes of annexation does not currently exist.

The Recommendations note that in lands south of the city and north of Liberty Township, residential uses at 2 units per acre on 1/3 acre lots with 20% open space would be appropriate, recognizing the environmental value of increased buffers along the Olentangy River. The western edge of the township is recommended for commercial and industrial uses near the airport, with residential recommendations to the northwest that are similar to the previous comments.

Lands to the northeast could develop as commercial and light industrial within a corridor 750 feet from U.S. 42. Otherwise, similar residential densities of 2 units per acre. To the southeast, residential is recommended, again at 2 units per acre with 1/3 acre lot sizes.

Infill properties that are surrounded by the city would allow commercial, office, and light industrial, based on neighboring development. Infill development would be encouraged to participate in a Joint Economic Development District agreement.

The Township Trustees approved the Comprehensive Plan on August 15, 2022.

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## SUBDIVISION PROJECTS

### PLAT VACATION

26-22 Pleasant Hills Addition, plat vacation – Genoa Twp. - 2 lots / 4.343 acres

#### Conditions

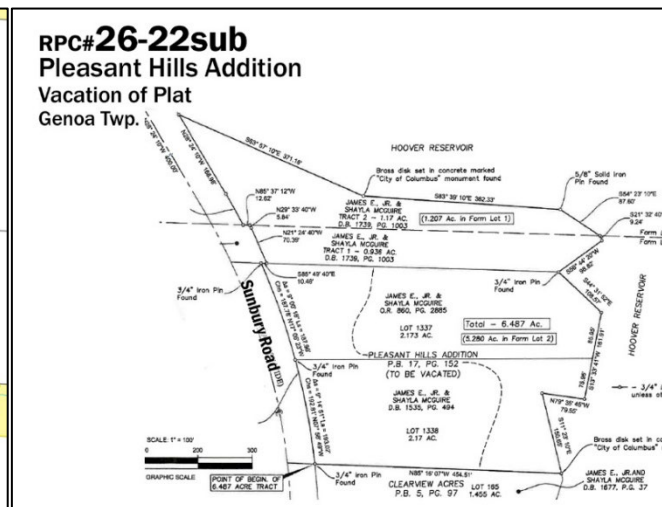
**Applicant:** James McGuire / **Attorney:** Mike Smith, Carlisle, Patchen & Murphy LLP.

**Location:** east side of Sunbury Rd., north of Medallion Dr. East

**Zoned:** Rural Residential (RR)

**Utilities:** Del-Co Water, central sanitary sewer

**School District:** Westerville



#### Staff Comments

Several adjacent parcels along Sunbury Road are under common ownership. The northern-most lot is described by metes and bounds, while the adjacent two parcels to the south are the only two parcels in the Pleasant Hills Addition subdivision plat, recorded in 1984. The plat includes a 2.17-acre and 2.173-acre sized lots, with 0.438-acres of ROW dedicated at that time and a 20-foot-wide utility easement along the perimeter of each lot to allow for utilities. These lots are zoned Rural Residential District and vacating the plat will not impact the existing or future development of these properties. The applicant wishes to build an accessory use on the metes and bounds parcel and must combine the parcels for zoning and setback purposes. This process will vacate the plat and subsequently combine the area into a single described parcel.

The applicant has presented to the RPC Office a survey and legal description, a requirement for vacating platted lots.

#### Staff Recommendation

Staff recommends *Final Approval* of Pleasant Hills Addition plat vacation to the DCRPC.

**Commission / Public Comments**

No one was present to represent the applicant.

*Mrs. Holt made a motion to Approve the Pleasant Hills Addition plat vacation. Mrs. Raehl seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Genoa Twp.). Motion carried.*

**PRELIMINARY**

25-22                      Mulberry Estates – Genoa Twp. - 6 lots / 15.54 acres

**Conditions**

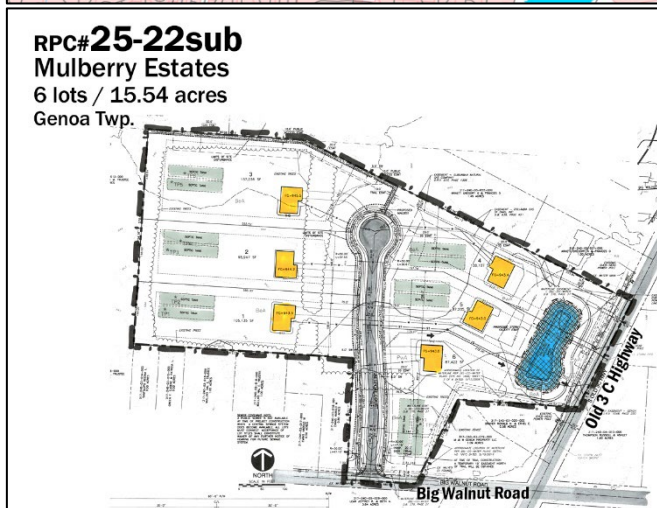
**Applicant:** Mark Inks / **Engineer:** CEC Inc.

**Subdivision Type:** Single Family Residential

**Location:** North side of Big Walnut Rd., west of S. Old 3 C Hwy,

**Current Land Use:** Vacant / **Zoned:** Rural Residential

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



**RPC#25-22sub**  
**Mulberry Estates**  
6 lots / 15.54 acres  
Genoa Twp.



**Staff Comments**

Mulberry Estates is a 6 lot, single-family residential subdivision that is proposed on the north side of Big Walnut Road, west side of S. Old 3C Highway, and just south of McNamara Park. The subdivision will include 6 single-family residential lots, all served by on-site sanitary systems, sidewalks on all sides of the street, a sidewalk/path connection to McNamara Park, one stormwater pond, 1 subdivision sign and a cluster mailbox. All lots gain access from the proposed street, which connects to Big Walnut Road. Lot sizes range from 2.0-3.14-acres in size. The road is designed as a low volume, low density road with a paved shoulder and roadside ditch.

*A technical review was held on August 16, 2022, after which the applicant has addressed all of the required changes.*

**Staff Recommendation**

Staff recommends Conditional Preliminary Approval of **Mulberry Estates** to the DCRPC, subject to:

1. Any required zoning variance must be approved by Genoa Township prior to approval of a Final Plat; and
2. Right-of-way must be dedicated along Big Walnut Road and S. Old 3C Highway as requested by the Delaware County Engineer's office. The dedication of ROW must be identified on the Final Plat prior to Final Plat approval.

**Commission / Public Comments**

Mr. Sean Young, Civil & Environmental Consultants, was present to answer questions from the Commission.

Mrs. Raehl questioned what zoning variances the applicant needed from the Township. Mr. Young stated that only a side yard setback variance would be required due to the storm pond.

*Mr. Matlack made a motion for Conditional Preliminary Approval of Mulberry Estates, subject to staff comments:*

1. Any required zoning variance must be approved by Genoa Township prior to approval of a Final Plat; and
2. Right-of-way must be dedicated along Big Walnut Road and S. Old 3C Highway as requested by the Delaware County Engineer's office. The dedication of ROW must be identified on the Final Plat prior to Final Plat approval.

*Mr. Irvine seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Genoa Twp.). Motion carried.*

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**PRELIMINARY/FINAL**

27-22 Slate Ridge, Lot 9088, Division #1 (Newgen Tennis Facility) – Orange Twp. - 1 lot / 3.736 acres

**Conditions**

**Applicant:** Balazs Novak / **Engineer:** American Structure Point

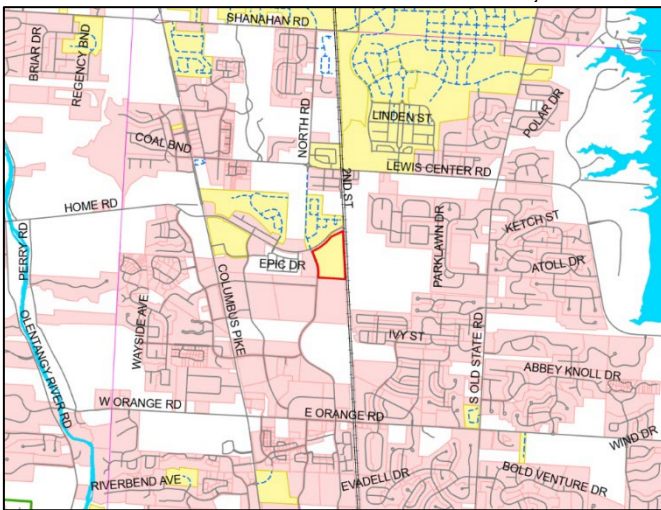
**Subdivision Type:** Commercial

**Location:** East side of Green Meadows Dr., south of Home Rd.

**Current Land Use:** Vacant

**Zoned:** Planned Commercial and Office (PCD) / **Zoning Approval:** July 20, 2022

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



**RPC#27-22sub**  
**Slate Ridge, Lot 9088 Div. #1**  
1 lot / 3.736 acres  
Orange Twp.



**Staff Comments**

Slate Ridge is a commercial subdivision that will subdivide 3.735 from a 31.627-acre parcel, leaving a 27.892-acre lot. The site is located at the southeast corner of Home Road and Green Meadows Drive. Other than a shared drive, the 27.892-acre lot will remain vacant. The 3.735-acre lot will be developed with a covered pickleball court, domed tennis court, tennis courts under roof, two office buildings, and parking areas. Internal sidewalks will be provided throughout the site and along the frontage of Green Meadows Drive.



The applicant is requesting a Combined Action for Preliminary Plan and Final Plat. Staff notes that all required information has been submitted and the development meets all zoning and subdivision requirements.

**Staff Recommendation**

Staff recommends *Preliminary Approval* of **Slate Ridge, Lot 9088, Division #1 (Newgen Tennis Facility)** to the DCRPC.

Provided DCRPC approves the Preliminary Plan, staff recommends *Final Approval* of **Slate Ridge, Lot 9088, Division #1 (Newgen Tennis Facility)** to the DCRPC.

**Commission / Public Comments**

Mr. Garrett Baker, Structure Point, was present to represent the applicant.

Mrs. Raehl asked if the dome structure was removable. Mr. Baker stated that it was an inflatable dome with its own generator for cold weather. The structure will meet zoning height restrictions.

*Mr. Price made a motion for Preliminary Approval of Slate Ridge, Lot 9088, Division #1 (Newgen Tennis Facility). Mr. Bennett seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Orange Twp.). Motion carried.*

*Mr. Price made a motion for Preliminary Approval of Slate Ridge, Lot 9088, Division #1 (Newgen Tennis Facility). Mr. Matlack seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Orange Twp.). Motion carried.*

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

*The next meeting of the Delaware County Regional Planning Commission will be Thursday, September 29, 2022, 6:30 PM at the Hayes Services Building, 145 N. Union St., Conference Room 235 Delaware, Ohio 43015*