

Delaware County Regional Planning Commission

1610 State Route 521
P.O. Box 8006, Delaware, Ohio 43015
740-833-2260 www.dcrpc.org
Scott B. Sanders, AICP Executive Director



MINUTES

Thursday, October 26, 2023 at 6:00 PM
Byxbe Campus Conference Room, 1610 SR 521,
Delaware, Ohio 43015

ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of September 28, 2023 RPC Minutes
- Executive Committee Minutes of October 18, 2023
- Statement of Policy

CONSENT AGENDA (Final Plats)		Township	Lots/Acres
15-22	Hidden Ravines Crossing	Orange	1 lots / 31.147 acres

VARIANCE / EXTENSION

20-20.V	Evans Farm Sec. 4 - Berlin Twp. - Variance from Sections 102.03 and 204.04
22-20.V	Porshi - Orange Twp. - Variance from Sections 102.03 and 204.04
29-21	Orange Summit Communities - Orange Twp. - requesting 1 year extension

ZONING MAP/TEXT AMENDMENTS

31-23 ZON	Troy Twp. Zoning Commission - text amendments - Accessory Dwelling Unit
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SUBDIVISION PROJECTS

		Township	Lots/Acres
<u>Preliminary</u>			
16-23	Northstar Ivy Wood Neighborhood	Berkshire	160 lots / 61.278
acres			
17-23	Oaks at Berlin	Berlin	20 lots / 14.61 acres
15-23	Aurora Farms	Orange	1 lot / 23.901
acres			

OTHER BUSINESS

- 2024 Budget - First Draft Review
- Meeting start time discussion

ADMINISTRATIVE BUSINESS

▪ **Call to Order**

Chairman Shafer called the meeting to order at 6:01 p.m.

▪ **Roll Call**

Representatives: Jim Nelson, David Weade, Meghan Raehll, Steve Lisano, Ric Irvine, Duane Matlack, Gary Merrell, Barb Lewis, Jeff Benton, Walt Thompson, Sarah Holt, Jill Love, Joe Shafer, Dave Willyerd, Staci Hood, Jeffrey Warner, Robin Duffee, James Hatten, Herb Ligocki, Josh Vidor, Kent Manley, Mike Dattilo, and Doug Price. *Alternates:* Tiffany Jenkins and Barry Bennett. *Staff:* Scott Sanders, Da-Wei Liou and Stephanie Matlack.

▪ **Approval of the September 28, 2023 RPC Minutes**

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

▪ **October 18, 2023 Executive Committee Minutes**

1. **Call to order**

Chairman Shafer called the meeting to order at 8:46 a.m. Present: Joe Shafer, Ed Snodgrass, Tiffany Maag, Gary Merrell and Robin Duffee. Staff: Scott Sanders and Stephanie Matlack.

2. **Approval of Executive Committee Minutes from September 20, 2023**

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

3. **New Business**

- Financial / Activity Reports for September

REGIONAL PLANNING RECEIPTS		AUGUST	YTD TOTAL
General Fees (Lot Split)	(4201)	\$820.00	\$17,525.00
Fees A (Site Review)	(4202)	\$600.00	\$3,000.00
Insp. Fees (Lot Line Transfer)	(4203)	\$1,800.00	\$4,300.00
Membership Fees	(4204)		\$212,918.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$2,229.86	\$6,216.22
Assoc. Membership	(4206)		
General Sales	(4220)	\$4.50	\$234.50
Charges for Serv. A (Prel. Appl.)	(4230)	\$5,600.00	\$62,671.30
Charges for Serv. B (Final. Appl.)	(4231)	\$5,100.00	\$39,471.20
Charges for Serv. C (Ext. Fee)	(4232)	\$200.00	\$2,000.00
Charges for Serv. D (Table Fee)	(4233)		\$600.00
Charges for Serv. E (Appeal/Var.)	(4234)		\$2,100.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$600.00	\$2,100.00
OTHER DEPT. RECEIPTS			

Health Dept. Fees	(4242)	\$200.00	\$14,540.00
Soil & Water Fees	(4243)	\$700.00	\$3,400.00
Commissioner’s fees	(4244)	\$297.00	\$1,113.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		
Other Reimbursements A	(4721)		
Other Misc. Revenue (GIS maps)	(4730)		\$499.34
Misc. Non-Revenue Receipts	(4733)		
Sale of Fixed Assets	(4804)		
TOTAL RECEIPTS		\$18,151.36	\$372,688.56

Balance after receipts	\$1,155,312.21
Expenditures	<u> \$ 40,024.41</u>
End of August balance (carry forward)	\$1,115,287.80

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

- **RPC Preliminary Agenda October**

- **SKETCH PLANS**

	<u>Township</u>	<u>Lots/Acres</u>
• Ambrose CAD on SR 61	Kingston	3 lots / 11.009 acres
• Ross Road Estates	Trenton	15 lots / 52.812 acres
• Carlton at Berkshire	Berkshire	4 lots / 26.40 acres
• Ninja Express	Orange	2 lots / 5.292 acres

- **ZONING MAP/TEXT AMENDMENTS**
 - Troy Twp. Zoning Commission – Text amendments (ADU)

- **SUBDIVISION PROJECTS**

	<u>Township</u>	<u>Lots/Acres</u>
Consent:		
• Hidden Ravines Crossing	Orange	1 lot / 31.147 acres

- Variance / Extension:
- Evans Farm Sec. 4 – Berlin Twp. – Requesting additional extension
 - Porshi – Orange Twp. – Requesting additional extension
 - Orange Summit Communities – Orange Twp. – requesting 1 year extension

- Preliminary:
- | | | |
|---|-------------------|--------------------------------|
| • Northstar Ivy Wood Neighborhood | Berkshire | 160 lots / 61.278 acres |
| • Oaks at Berlin | Berlin | 20 lots / 14.61 acres |
| • Delaware County Skilled Nursing Facility | Berlin | 1 lot / 16.83 acres |
| • Aurora Farms | Orange | 1 lot / 23.901 acres |

- Director's Report

Transportation Advisory Committee

Hosted by MORPC, these are monthly in-person meetings. **Attended on October 4, followed by an Attributable Funds Committee meeting.**

County Leadership Forum

Hosted/scheduled by County Administrator, these meetings are open to all Directors and Elected Officials of the County, typically those not under the County Commissioners. General topics include personnel and benefit issues, security, building progress, etc. **Met on Monday, October 16.**

SMART Columbus/Delaware County Digital Inclusion Plan

Hosted by Smart Columbus in partnership with BroadbandOhio, seeks to understand current barriers and needs of area residents, employees and businesses around affordable, reliable internet, access to devices and digital skills training. Work includes collecting a full inventory of all the digital equity programs, activities, and offerings that are currently available in the Columbus Region – i.e. public Wi-Fi, discount internet programs, skills training programs, device access, onsite resident support, etc. The accuracy of this inventory will allow the state to assess where resources are needed. **Brad is meeting bi-weekly with the Team to receive status updates and provide feedback.**

MORPC / Technical Assistance Program - Evaluation Committee (NEW)

The Technical Assistance Program (TA Program) provides assistance to eligible MORPC members for community-based planning services that help to advance regional goals and specific strategies identified in the Metropolitan Transportation Plan (MTP). **Brad is part of the Evaluation Committee and is currently reviewing applications. Projects will be awarded on November 3rd.**

DCRPC-Managed Projects

Harlem Township Zoning Resolution

Staff is working with the Zoning Commission on various updates in existing sections of the Zoning Resolution. **Met with Zoning Commission on October 9, making progress on several Articles.**

Village of Ostrander Comprehensive Plan

Staff is working on a new Comp Plan. **Brad met on October 12, nearing completion of project.**

Liberty Township Comprehensive Plan

Staff is working on an update to the Comp Plan. **Joint meeting with Steering Committee and Zoning Commission on September 20. Good discussion. Will continue to meet with Steering Committee to wrap up project.**

Berlin Township Comprehensive Plan

Staff is working on an update to the Comp Plan. **Trustees approved on September 25.**

Village of Galena

Staff is inserting existing language into a new format. **Continue to update.**

Troy Township Comprehensive Plan

Staff is working on an update to the Comp Plan. **Brad met with Steering Committee on October 2, continuing to make progress.**

Project-specific/other meetings

Ohio American Planning Association:

Scott Sanders, Tiffany Maag, and Monica Connors presented a session during the statewide APA conference **on September 28. Well attended. Marie Keister of Murphy Epsilon has asked me to speak**

to some of the slides at the next Delaware County Transit Strategic Plan meeting.

US 23 Connect: The Route 23 Connect Study focuses on improvements along the U.S. 23 corridor between I-270 and Waldo. This ODOT-led study will develop concepts which will be evaluated to determine an action plan that will identify specific projects that can be advanced into development. Study concepts range in size and scope, aiming to provide safer and more efficient travel, including improved travel time reliability for through traffic. Public input meetings are taking place and online comments are encouraged. <https://publicinput.com/23connect> Community Partner meeting scheduled for October 25, public meeting on November 1 – also other dates available at the website above.

- 2024 Budget - 1st Review

Mr. Sanders presented a budget that used actual and predicted revenue and expenses for 2024. In addition to staff's draft projections, the following are included in the draft:

The proposed budget includes:

- 1.) Projected plating revenue is conservative at \$225,000;
- 2.) Salaries: 4% increase, Staffing includes an additional full time planner position;
- 3.) Health Insurance rates to be provided by the County Administrator;
- 4.) Materials and supplies are conservative estimates. Proposed significant expenses include a new laptop and additional funds for possible needs in the new office space;
- 5.) Services and Charges include the ongoing Trakit software maintenance, and funds for RPC hosted conferences;
- 6.) \$8,517 annual rent at the new Byxbe building and estimated 1.4% of the utility costs;
- 7.) Membership dues (\$216,836) were calculated with a 60¢ per capita; and
- 8.) Projected carry forward to 2025 - \$742,160.

Fees increases were discussed. Mr. Snodgrass stated that in speaking with a consultant that does work in Delaware and surrounding counties found that our fees are very reasonable with some lower than others. The Committee discussed a nominal increase in fees for 2024.

The full Commission will discuss this draft budget at the October RPC meeting. The Executive Committee will consider input at and after that meeting and prepare a recommendation to be presented at the November RPC meeting for a vote.

Mr. Snodgrass made a motion to authorize Mr. Sanders to sign building lease on behalf of the Commission. Ms. Maag seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Mr. Merrell). Motion carried.

4. Old Business

Monthly Meeting start time discussion – There was some discussion regarding changing the full Commission meeting to earlier in the day. More discussion would take place at the October 26th meeting.

5. Adjourn

Having no further business, Mr. Merrell made a motion to adjourn the meeting at 10:07 a.m. Mr. Snodgrass seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Wednesday, November 22, 2023 at 8:45 a.m. at 1610 State Route 521, 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)

15-22 Hidden Ravines Crossing – Orange Twp. - 1 lots / 31.147 acres

Conditions

Applicant: JLP Orange LLC. / **Engineer:** CEC Inc.

Subdivision Type: Commercial and Multi-Family

Location: East of US 23, south of Orange Centre Dr.

Zoned: Planned Commercial (PC) / **Preliminary Approval:** 05/26/22

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

Staff Comments

Hidden Ravines Crossing is a mixed use development located at the southeast corner of US-23 and Orange Centre Dr. This project will extend Orange Center Drive, connecting it to US-23. Preliminary approval was granted in May, 2022 and the applicant is now requesting Final Plat approval.

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 **Hidden Ravines Crossing** to the DCRPC.

Commission / Public Comments

Mr. Price made a motion for Final Approval of Hidden Ravines Crossing. Mr. Vidor seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

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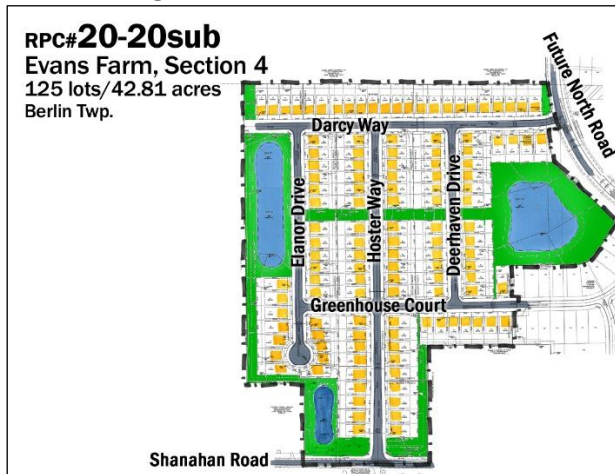
VARIANCE / EXTENSION

20-20.V Evans Farm Section 4 – Berlin Twp. – Variance from Sections 102.03 and 204.04

Applicant: Bavelis Zenios / **Engineer:** Terrain Evolution

Subdivision: Evans Farm Section 4 / **Preliminary approval:** 10/29/20

Extensions granted: 10/27/22



Request

The applicant is requesting a one-year extension for Evans Farm, Section 4 via variance request. The proposed subdivision is located on the north side of Shanahan Rd., west of North Rd.

Facts

1. The Subdivision Regulations require that a Final plat be submitted within 2 years of Preliminary plan approval;
2. Evans Farm, Section 4 received Preliminary approval on October 29, 2020; and
3. The project was given a 1-year extension on October 27, 2022.

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.
- 2) The conditions upon which this variance request is based are unique to the property for which this variance is sought.
- 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.
- 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: “We respectfully request a variance to the Delaware County Subdivision Regulations 102.03 and 204.04, in order to obtain an extension for the Evans Farm Section 4 Preliminary Subdivision Plan for the maximum time period allowable by the commission. The Preliminary Subdivision Plan associated with the referenced project was originally approved by Delaware County on October 29, 2020, and an extension was granted last year on October 27, 2022. As a result, per Delaware County Subdivision Regulations, the Preliminary Subdivision Plan will now expire in October of this year.

Our request to extend the PDP approval for this project is due to delays based on current market conditions and access to sanitary sewer.

Granting a variance for the extension of the Preliminary Subdivision Plan Approval beyond the expiration date will not be detrimental to the public health, safety and welfare, and not injurious to other properties. Additionally, 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 the regulations, or the desirable development of the neighborhood and community.”

Staff Comments

Final Engineering plans were submitted to the Delaware County Engineer's office in 2021. This project will make a street connection to the west into the proposed Berlin Meadows subdivision. However, Berlin Meadows primary access will be to Shanahan Rd. and North Rd. and that development should not be negatively impacted by this extension request.

Staff recommendation

DCRPC staff recommends, based on the Findings of Fact, the Variance request from Sec. 102.03 & 204.04 for Evans Farm, Section 4 and a one-year Extension of the Preliminary Plan be Approved.

Commission / Public Comments

Mr. Mike Williamson, Terrain Evolution was present. He had no comments.

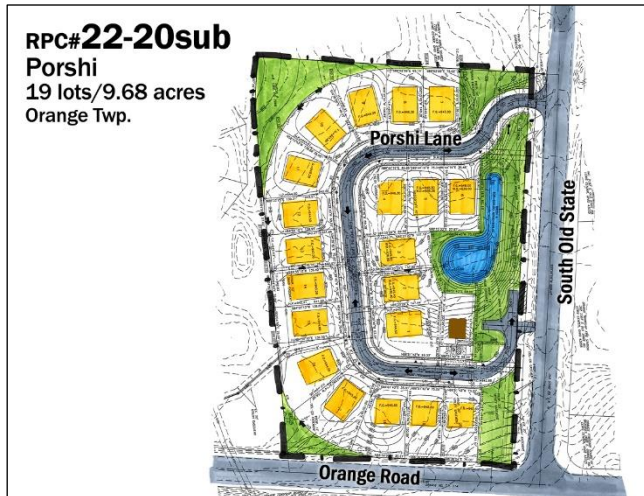
Mr. Benton made a motion to Approve the Variance request for Evans Farm, Section 4 and a one-year extension. Mr. Merrell seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.

22-20.V Porshi – Orange Twp. – Variance from Sections 102.03 and 204.04

Applicant: Porshi Development LLC. / **Engineer:** EDB International Inc.

Subdivision: Porshi / **Preliminary approval:** 10/29/20

Extensions granted: 10/27/22



Request

The applicant is requesting a one-year extension for the Porshi subdivision via variance request. The proposed subdivision is located on the west side of S. Old State Rd., north of E. Orange Rd.

Facts

1. The Subdivision Regulations require that a Final plat be submitted within 2 years of Preliminary plan approval;
2. Porshi received Preliminary approval on October 29, 2020; and
3. The project was given a 1-year extension on October 27, 2022.

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.
- 2) The conditions upon which this variance request is based are unique to the property for which this variance is sought.
- 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.
- 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: “Due to the unforeseen circumstances, construction was put on hold. Legal issues have been resolved recently. Accordingly, EDB International Inc. is seeking another contractor that have experienced with Delaware County Engineer/ Sanitary Engineer in completion of the project. Under these circumstance, EDB International Inc., on-behalf of the PORSHI Development LLC., requesting for an extension for recoding the Final Plat.”

Staff Comments

No adjacent developments rely on the improvements of this project and the proposed road will be private, only serving this development. Therefore, this extension variance request will not be detrimental to the community.

Staff recommendation

DCRPC staff recommends, based on the Findings of Fact, the Variance request from Sec. 102.03 & 204.04 for Porshi and a one-year Extension of the Preliminary Plan be Approved.

Commission / Public Comments

Mr. Shafi Alam, EDB International, was sworn in.

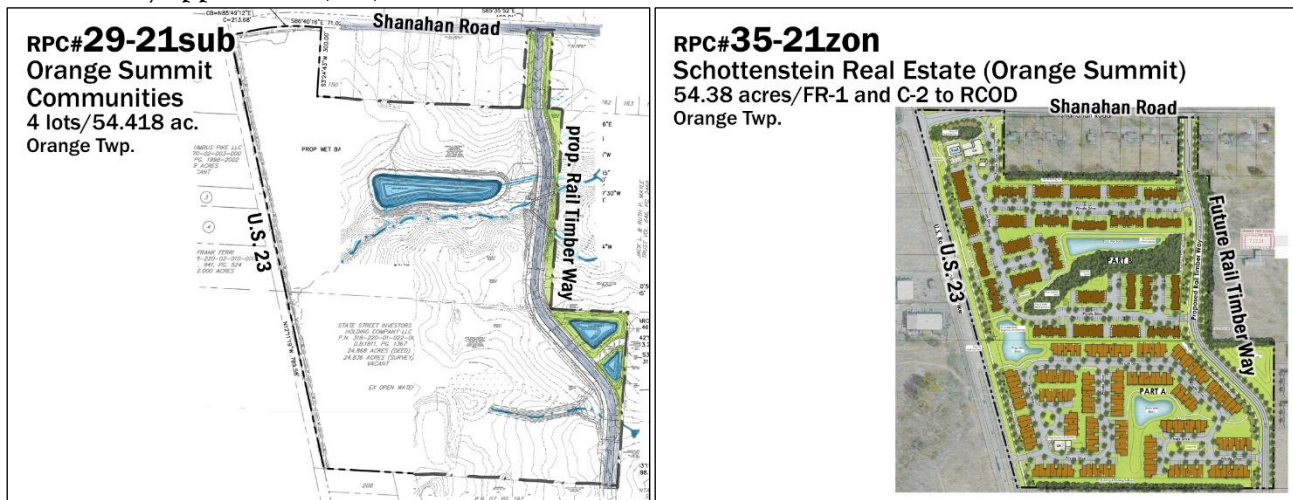
Mr. Manley made a motion to Approve the Variance request for Porshi and a one-year extension. Ms. Love seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Orange Twp.). Motion carried.

29-21 Orange Summit Communities – Orange Twp. – requesting 1 year extension

Applicant: Schottenstein Real Estate Group

Engineer: Kimley-Horn

Preliminary approval: 10/28/21



Staff Comments

The applicant is requesting a 1-year extension for Orange Summit Communities. The applicant states that

“Construction is underway on Rail Timber Way (extension) and SREG intends to record the Final Plat upon completion of the roadway.” A Draft Final Plat was submitted in 2021. Final Engineering for the subdivision and Rail Timber Way extension were both approved in 2022.

Staff Recommendation

Staff recommends **Approval** of a 12-month Extension for **Orange Summit Communities** to the RPC.

Commission / Public Comments

No one was present to represent the applicant.

Mr. Merrell made a motion for a 12-month Extension for Orange Summit Communities, seconded by Mr. Weade. VOTE: Majority For, 0 Opposed, 1 Abstained (Orange Twp.). Motion carried.

ZONING MAP/TEXT AMENDMENTS

31-23 ZON Troy Twp. Zoning Commission – text amendments – Accessory Dwelling Unit

Request

The Troy Township Zoning Commission has initiated small amendments to the Township’s Zoning Resolution and requests the Regional Planning Commission’s review and comments prior to adopting these changes.

Staff Comments

The Troy Township Zoning Commission made modifications to the Troy Township Zoning Resolution in September, 2023, that included definition of Accessory Dwelling Units (ADU). Those proposed modifications were heard by RPC last June. The modifications that are now being proposed include: additional minor language changes, removing ADUs from the FR-1 district as a Conditional Use and adding it as a Permitted Use in the PRD district, rather than a conditional use, allowing a porch or breezeway to satisfy the “attached” requirement, and adding “238220 - Plumbing, Heating and Air-Conditioning” as a Permitted Use in the Highway Service District (HSD).

Staff recommends retaining ADUs in the FR-1 district as a Conditional Use. Staff will continue to work with the Township on inserting the previous changes that were approved.

Staff Recommendation

Staff recommends **Conditional Approval** of the Troy Township Zoning Resolution amendments to the DCRPC, Troy Twp. Zoning Commission and Troy Twp. Trustees, *subject to Staff comments as noted in this report.*

Commission / Public Comments

Mr. Matlack made a motion to recommend Conditional Approval of the Troy Township Zoning Resolution amendments, subject to staff comments. Mr. Vidor seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Troy Twp.). Motion carried.

SUBDIVISION PROJECTS

Preliminary

16-23 Northstar Ivy Wood Neighborhood – Berkshire Twp. - 160 lots / 61.278 acres

Conditions

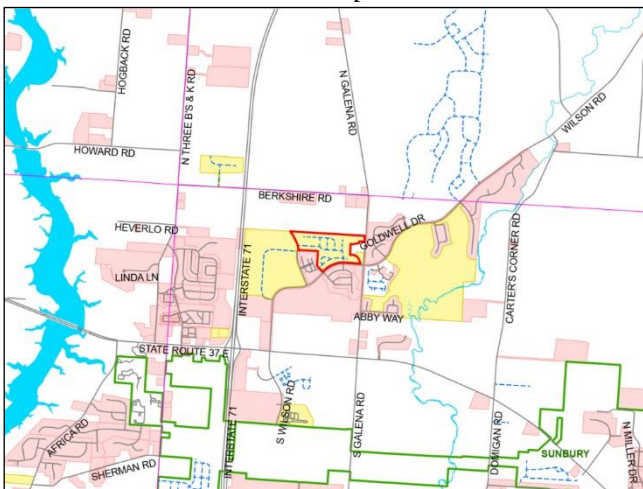
Applicant: Northstar Residential / **Engineer:** Terrain Evolution

Subdivision Type: Single Family Residential community

Location: North side of Wilson Rd., west of N. Galena Rd.

Current Land Use: Vacant / **Zoned:** PMUD 17 (must be adopted)

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



RPC#16-23sub
Ivy Wood
160 lots / 61.27 ac.
Berkshire Twp.



Staff Comments

The Northstar Ivy Wood neighborhood is a single-family residential subdivision located on the north side of Wilson Rd., west of N. Galena Rd. and east of the proposed Prestwick Rd. extension. The development will include 44 patio-style homes and 116 traditional single-family homes, 12 reserves/dedicated open space, one stormwater pond, a road stub to the north, access to Starpoint Dr. to the southwest and a non-buildable lot that will remain open space until future development is proposed on that site (northwest corner of Wilson and N. Galena Rd). Unless that parcel gains access from an internal street, it will need to be split prior to the development being platted. The typical lot size for the patio homes is 6,500 square feet and 8,125 square feet

for the single-family homes. Sidewalks are provided on both sides of all subdivision streets and a 10-foot-wide shared use path will be located along Wilson Rd. and Prestwick Rd.

A technical review was held on October 17, 2023, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary Approval* of **Northstar Ivy Wood Neighborhood** to the DCRPC.

Commission / Public Comments

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

Ms. Raehll asked how the density of this plan compares to the Comprehensive Land Use Plan. Mr. Sanders stated that the Comp. Plan was updated before the overlay was passed so the densities within the overlay meet the densities within the Comp. Plan. There is an overall number of units that can be multi-family within these subareas. Anything that is not multi-family is a certain density and lot size.

Mr. Weade added that a part of the area that was originally zoned commercial has a limitation of 200 homes. With this plan they only have 40 they are allowed to build, with the balance dedicated towards commercial, which multi-family is included in commercial. This plan was passed by the Zoning Commission (Oct. 5). Mr. Weade was concerned with a small lot at the intersection of Wilson Rd. and N. Galena. This lot was very restrictive and the developers have agreed to label it as a non-buildable lot.

Mr. Matlack made a motion for Preliminary Approval of Northstar Ivy Wood Neighborhood. Mr. Thompson seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berkshire Twp.). Motion carried.

17-23 Oaks at Berlin - Berlin Twp. - 20 lots / 14.61 acres

Conditions

Applicant: CBS Constructions LLC. / **Engineer:** EP Ferris

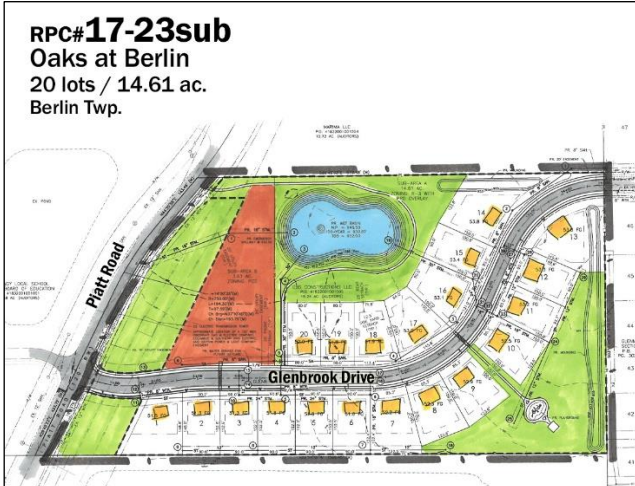
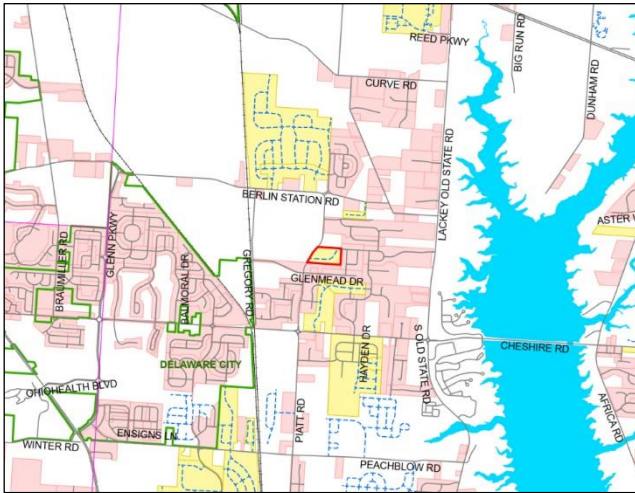
Subdivision Type: Single Family Residential community

Location: East side of Piatt Rd., north of Glenmead Dr.

Current Land Use: Vacant

Zoned: R-3, PRD

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



Staff Comments

Oaks at Berlin, formerly known as Piatt Road Development, is a single-family residential subdivision located on the east side of Piatt Rd., and north of Glenmead Dr. The development will include 20 single-family residential lots, one public road that will connect Piatt Rd. to Glenbrook Dr., sidewalks on both sides of the subdivision street and Piatt Rd., a multi-use path within the dedicated open space, three reserves, a stormwater pond, cluster mailbox, one entry sign and a playground. Two crosswalks along Glenbrook Dr. will connect the north and south side of the subdivision. The typical lot size is 12,000 square feet.

A technical review was held on October 17, 2023, after which the applicant has addressed all of the required changes.

Staff Recommendation

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

Commission / Public Comments

Mr. Matt Poindexter, EP Ferris, was present to answer questions from the Commission.

Mr. Price made a motion for Preliminary Approval of Oaks at Berlin. Mr. Weade seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.

15-23 **Aurora Farms - Orange Twp. - 1 lot / 23.901 acres**

Conditions

Applicant: NFMS Properties / **Engineer:** DGL Ltd.

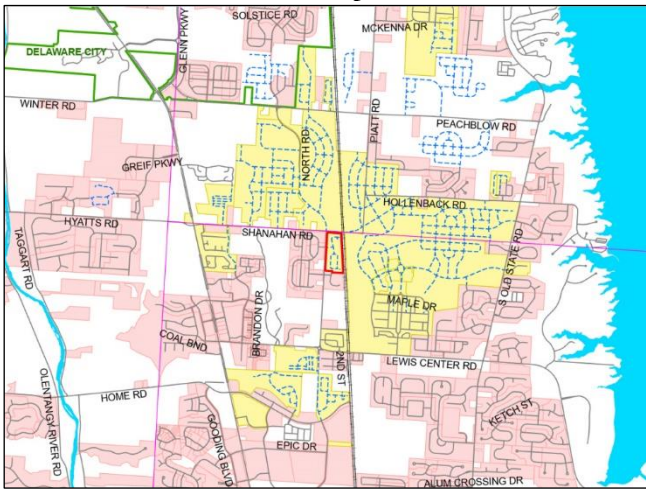
Subdivision Type: Multi-Family Residential Condominium

Location: northern extension of Hibbing Lane, west of North Rd.

Current Land Use: Vacant

Zoned: SFPRD

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



RPC#15-23sub
Aurora Farms
ROW dedication
(79 Detached Condo Units)
Orange Twp.

This block contains two images. On the left is a detailed site plan showing the layout of 79 detached condo units, roads, and utility lines. On the right is an aerial view of the same site, showing the proposed development overlaid on the terrain. Labels for 'Shanahan Road' and 'North Road' are visible at the top, and 'Hibbing Lane' is labeled at the bottom.

Staff Comments

Aurora Farms is a multi-family residential condominium style subdivision located on the south side of Shanahan Rd., east side of North Rd. and abuts Hibbing Ln. to the south. The development will include a total of 85 condominium units, 12 two-family units, 61 detached units, 6.5-acres of dedicated open space, one stormwater pond. The intent of the plat is to dedicate the Hibbing Ln. road extension. Sidewalks are provided on both sides of all subdivision streets and along Shanahan Rd. and North Rd.

A technical review was held on October 17, 2023, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary Approval* of the **Aurora Farms** to the DCRPC.

Commission / Public Comments

Mr. Mark Smith, DGL Ltd., was present to represent the applicant.

Mr. Merrell made a motion for Preliminary Approval of Aurora Farms. Mr. Matlack seconded the motion VOTE: Majority For, 0 Opposed, 1 Abstained (Orange Twp.). Motion carried.

OTHER BUSINESS

- **2024 Budget - First Draft Review**

The proposed budget includes:

- 1.) Projected platting revenue is conservative at \$225,000;
 - 2.) Salaries: 4% increase, includes potential addition of a starting Planner;
 - 3.) Health Insurance rates were provided by the County Administrator;
 - 4.) Materials and supplies are conservative estimates, there are no significant expenses anticipated for 2024;
 - 5.) Services and Charges include the ongoing Trakit software maintenance, State Audit, continuing education expenses, utility and rent at Byxbe Campus,
 - 6.) Membership dues (\$216,836) were calculated at 60¢ per capita; and
 - 7.) Projected carry forward to 2025 - \$742,160.
- Related to the budget, the Executive Committee is recommending nominal increases in a number of development-related fees.
 - Meeting start time discussion

It was determined after some discussion that the RPC start time would remain at 6:00 p.m. as there were several at the meeting that voiced concern with the proposed day time change. Chairman Shafer said that this could be revisited in the future.

Having no further business, Mr. Thompson made a motion to adjourn the meeting at 6:47 p.m. Mr. Weade seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Joe Shafer, Chairman

Stephanie Matlack, Executive Administrative Assistant

The next meeting of the Delaware County Regional Planning Commission will be Thursday, November 30, 2023, 6:00 PM at the Byxbe Campus Conference Room, 1610 SR 521, Delaware, Ohio 43015.