

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, January 25, 2024 at 6:00 PM
Byxbe Campus Large Conference Room, 1610 SR 521,
Delaware, Ohio 43015

ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of December 21, 2023 RPC Minutes
- Executive Committee Minutes of January 17, 2024
- Statement of Policy

CONSENT AGENDA (Final Plats)

		Township	Lots/Acres
18-22.1	Resubdivision of BEF Subd. Lot 448	Berkshire	2 lots / 2.601 acres
08-22	Sara Crossing	Liberty	2 lots / 49.061 acres

VARIANCE / EXTENSION

05-14.V Liberty Trace Sec. 4 – Liberty Twp. – Sec. 102.03, 204.04 – requesting additional extension

ZONING MAP/TEXT AMENDMENTS

01-24 ZON Berlin Twp. Zoning Commission – Zoning Resolution general amendments
02-24 ZON Unlimited Storage, LLC. – Berkshire Twp. – 5.249 acres from PRCD to PID

POLICY / EDUCATION DISCUSSION

- 2023 Statistics Summary

RPC STAFF AND MEMBER NEWS

- Bios for members interested in serving on the Executive Committee due by Feb. 10th

ADMINISTRATIVE BUSINESS

▪ Call to Order

Chairman Shafer called the meeting to order at 6:00 p.m.

▪ Roll Call

Representatives: David Lockhart, David Weade, Meghan Raehll, Ric Irvine, Duane Matlack, Gary Merrell, Sarah Holt, Joe Shafer, Mike Cannon, David Willyerd, Jeffrey Warner, Robin Duffee, James Hatten, Ed Snodgrass, Dan Boysel, Herb Ligocki, Kent Manley, Mike Dattilo and Doug Price. *Alternates:* Keith Holewinski, Glynnis Dunfee, David Setzer, Mike Love, Kevin Vaughn, and Larry Crile. *Staff:* Scott Sanders, Brad Fisher, Da-Wei Liou and Stephanie Matlack.

▪ Approval of the December 21, 2023 RPC Minutes

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

▪ January 17, 2024 Executive Committee Minutes

A. Call to order

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

B. Approval of Executive Committee Minutes from December 13, 2023

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

C. New Business

1. Financial / Activity Reports for December

REGIONAL PLANNING RECEIPTS		DECEMBER	YTD TOTAL
General Fees (Lot Split)	(4201)	\$1,845.00	\$21,625.00
Fees A (Site Review)	(4202)	\$300.00	\$5,400.00
Insp. Fees (Lot Line Transfer)	(4203)	\$300.00	\$5,100.00
Membership Fees	(4204)		\$212,918.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$1,601.72	\$18,199.16
Assoc. Membership	(4206)		
General Sales	(4220)		\$234.50
Charges for Serv. A (Prel. Appl.)	(4230)		\$87,811.30
Charges for Serv. B (Final. Appl.)	(4231)		\$59,980.80
Charges for Serv. C (Ext. Fee)	(4232)		\$2,800.00
Charges for Serv. D (Table Fee)	(4233)		\$600.00
Charges for Serv. E (Appeal/Var.)	(4234)		\$2,700.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$300.00	\$4,500.00

OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)		\$17,890.00
Soil & Water Fees	(4243)	\$125.00	\$5,450.00
Commissioner's fees	(4244)		\$1,191.00
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		\$4,471.72	\$446,899.10

Balance after receipts	\$1,064,501.75
Expenditures	<u>- \$ 75,653.07</u>
End of December balance (carry forward)	\$ 988,848.68

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

2. RPC Preliminary Agenda January

- | | | |
|--|-----------------|-----------------------|
| a) Sketch Plans | <u>Township</u> | <u>Lots/Acres</u> |
| N/A | | |
| b) Zoning Map / Text Amendments | | |
| ▪ Berlin Twp. Zoning Resolution – general amendments | | |
| ▪ Unlimited Storage LLC – Berkshire Twp. – 5.249 acres – PRCD to PID | | |
| ▪ Mekter Group – Orange Twp. – 5.806 ac. - Parkway Plaza – RCOD (<i>withdrawn</i>) | | |
| c) Variance / Extension | | |
| ▪ Liberty Trace Section 4 – requesting additional extension | | |
| d) Subdivision Projects | <u>Township</u> | <u>Lots/Acres</u> |
| Consent: | | |
| ▪ Resubdivision of BEF Subd. Lot 448 | Berkshire | 2 lots / 2.601 acres |
| ▪ Sara Crossing | Liberty | 2 lots / 49.061 acres |

3. Director's Report

DCRPC–Managed Projects (Holiday schedule)

- Liberty Township Comprehensive Plan
Staff is working on an update to the Comp Plan. **Met on December 14. Planned two Open Houses in January/February for final input.**
- Berlin Township Zoning Resolution

Staff is working on an update to the Zoning Resolution. Received comments from legal review, incorporating for initiation in January – on RPC agenda for next week.

- **Troy Township Comprehensive Plan**

Staff is working on an update to the Comp Plan. Continuing to collect survey responses.

Project-specific/other meetings

Development Team Meeting: Scheduled, hosted on January 10.

D. Old Business

- a) Chairman Shafer passed out a copy of the Merit Compensation Policy for future discussion.

E. Adjourn

Having no further business, Mr. Merrell made a motion to adjourn the meeting at 9:20 a.m. Ms. Maag seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Wednesday, February 21, 2024 at 8:45 a.m. at 1610 State Route 521, West Conference Room, 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)

18-22.1 Resubdivision of BEF Subd. Lot 448 – Berkshire Twp. - 2 lots / 2.601 acres

Conditions

Applicant: Gary Patel / **Consultant:** A to Zoning

Subdivision Type: Commercial (Hotel)

Location: North side of SR 37 East, west of I-71

Zoned: Planned Commercial, PMUD

Preliminary Approval: 06/30/22

Utilities: Del-Co Water, central sanitary sewer

School District: Olentangy

Staff Comments

The Resubdivision of BEF Subd. Lot 448 is a commercial subdivision located on the north side of SR 37 East, west of I-71. The site fronts on Eastwind Drive, located just northwest of SR 37 and I-71 and currently developed with a hotel. The request will create one new developable commercial lot. Preliminary approval was granted on June 30, 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 Resubdivision of BEF Subd. Lot 448 to the DCRPC.

Commission / Public Comments

Mr. Matlack made a motion for Final Approval of Resubdivision of BEF Subd. Lot 448. Mr. Manley seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

08-22 Sara Crossing – Liberty Twp. - 2 lots / 49.061 acres

Conditions

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

Subdivision Type: commercial / multi-family

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

Zoned: Planned Multi-Family Residential (PMFR)

Preliminary Approval: 03/31/22

Utilities: Del-Co Water, 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. The site is located on the south side of Hyatts Road, west of Sawmill Parkway and

will be development with 231 multi-family units. Preliminary approval was granted on March 31, 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 Sara Crossing to the DCRPC.

Commission / Public Comments

Mr. Matlack made a motion for Final Approval of Sara Crossing. Mr. Manley seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VARIANCES/ EXTENSIONS

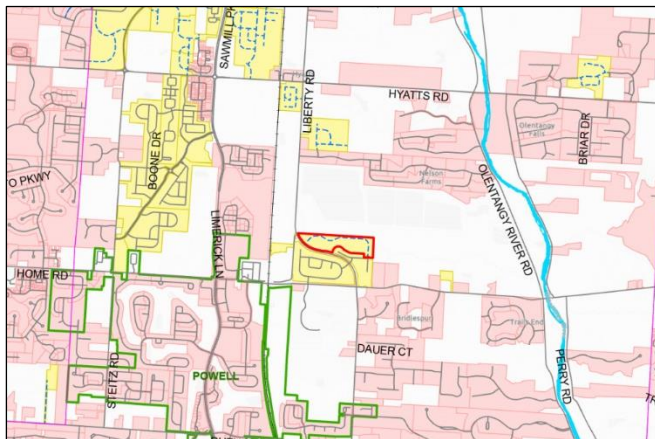
05-14.V Liberty Trace Sec. 4 – Liberty Twp. – Sec. 102.03, 204.04 – requesting additional extension

Applicant: Pulte Homes

Engineer: EMH & T

Preliminary approval: 04/24/14

Extensions: 1/28/21 – 1/28/22, 1/27/22 – 1/27/24 (via variance #1)



Request

The applicant, Pulte Homes, is requesting a two-year extension via Variance for Liberty Trace, Section 4. This is the final section of the development and will include 23 single-family residential lots.

Facts

- 1) The Subdivision Regulations state that “the approval of a Final plat for the first phase of the subdivision shall serve to extend the Preliminary Plan approval period to five (5) years from the date the Final Plat for the first phase is recorded.”
- 2) Liberty Trace received overall Preliminary approval on April 24, 2014;
- 3) Liberty Trace, Section 1 was recorded January 15, 2016, which held the Preliminary approval until January 2021;
- 4) Section 2, Phases A and B and Section 3, Phases A and B have all been recorded;
- 5) The applicant received a one-year extension of the remaining lots in January 2021 to January 2022;
- 6) The applicant received a two-year extension via variance in January 2022; and
- 7) The applicant is requesting a third extension via Variance for 2 years.

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: “Pulte Homes is requesting a variance and extension from the noted sections of the DCRPC Subdivision Regulations relative to the final section of the Liberty Trace subdivision. Pulte is still evaluating and planning the development of this section which is complicated by various environmental aspects including the need to install two stream culvert crossings. Pulte and EMH&T are continuing to plan for the design, permitting and development of this section. Recent changes to the jurisdiction and regulations relative to the necessary environmental permitting has further impacted the timeline for planning, permitting and development of this section. As such, Pulte requests a two (2) year extension of this Preliminary Plat..”

Staff comments: Similar to the previous variance request, Staff believes the cited reasons for requesting the extension by variance (environmental issues resulting in longer than anticipated engineering and permitting) is a legitimate request and the delay of this final section will not negatively impact

neighboring properties or developments. The extension would not only not be detrimental to be public health, but would actually result in a more environmentally sound project. The environmental issues are also unique to the property, as a drainage course and associated floodplain are located within the remaining section. It would seem unreasonable to require the applicant to resubmit the preliminary due to the ongoing navigation of the environmental concerns. Finally, permitting the variance would in no way vary any of the applicable local regulations.

Staff Recommendation

DCRPC staff recommends that based on the Findings of Fact under Criteria for a Variance above, the variance request from Sec. 102.03 & 204.04 and a two-year extension for **Liberty Trace, Section 4** be *Approved*.

Commission / Public Comments

Ms. Nikki Martin with Pulte Homes was sworn in by the Chairman.

Ms. Raehl stated that the preliminary approval was granted in 2014 and questioned why the environmental Conditions have changed over the last 10 years that the applicant could not complete this project.

Ms. Martin explained that additional environmental studies have been conducted and analyzed over time to determine what alternative development designs might look like. Mr. Shafer stated that if he understands correctly it was not that the environmental conditions have changed so much as the regulations and permitting requirements relating to the environment have changed since this project started. Ms. Martin agreed and along with the costs of mitigating those.

Mr. Price made a motion to Approve the Variance request for Liberty Trace, Section 4 based on the Findings of Fact along with a two-year extension. Mr. Weade seconded the motion. VOTE: Majority For, 1 Opposed (Berlin Twp.). Motion carried.

ZONING MAP/TEXT AMENDMENTS

01-24 ZON Berlin Twp. Zoning Commission – Zoning Resolution general amendments

Request

On January 23, 2024, the Berlin Township Zoning Commission initiated a number of amendments to the Berlin Township Zoning Resolution. These changes were developed through comments by the Zoning Commission and township staff, utilizing the Regional Planning Commission staff to manage the project. The hearing for the Zoning Commission will occur in late February.

Summary

The amendments will include numerous changes, which are summarized below:

- Updating Group Home, Adult Home, Residential Facility language to match current ORC;
- Clarified other definitions and adding Agritourism as a new definition;
- Inserted definitions that were added with the Overlay amendments from 2019 and 2020;
- Amended R-2, R-3, and R-4 with new names (R-1.25, R-1.5, R-1.85) to identify their defined density;
 - Reorganized them in ascending order;
 - Referenced them as “Standards” to be used with the Planned Residential District instead of independent Districts which would give the appearance of overlapping districts;
- Added hyperlinks to all ORC references;
- Converted all Planned districts to a single-step process, removing the Preliminary Development Plan approval step (all districts will continue to proceed through the BZC and the Trustees);
- Checked all Development Plan requirements and amended where needed to make them all consistent;
- Changed Development Plan approval periods from 3 years to 5;
- Trustees will now approve Development Plan extensions;
- Checked all NAICS numbers and updated to current;
- Moved Performance Standards (general hazardous development standards) to the General Development standards and referenced from all districts – this saves space in each district chapter;
- Clarified some inconsistencies between the two BIO and BCO overlays;
- Added landscaping clarifications in the BIO and BCO through the direction of the Zoning Commission;
- Made physical changes as directed by Legal Counsel;
- Added language related to Swimming Pools and Swimming Pool Fence;
- Added language related to Accessory Structures;
- Added language related to Small Wind Project Farms Less than Five Megawatts; and
- Added language related to Portable Storage Units.

Staff Recommendation

Staff recommends Approval of the amendments to the Berlin Township Zoning Resolution to the DCRPC, Berlin Twp. Zoning Commission and Berlin Twp. Trustees.

Commission / Public Comments

Ms. Raehll thanked staff for their expedited review and expertise. She feels the changes are critical and helps the Township to modernize their zoning while staying true to the identity of the Township.

Chairman Shafer expressed gratitude in seeing the Township, Regional Planning staff and legal counsel working together on the plan.

Mr. Price made a motion to recommend Approval of the amendments to Berlin Township Zoning Resolution. Mr. Merrell seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.

02-24 ZON Unlimited Storage, LLC. – Berkshire Twp. – 5.249 acres from PRCD to PID

Request

The applicant, Unlimited Storage, LLC., is requesting a 5.249-acre rezoning from PRCD to PID for the development of self-storage units and outdoor parking.

Conditions

Location: 326 Carters Corner Rd.

Present Zoning: Planned Recreational and Commercial District (PRCD)

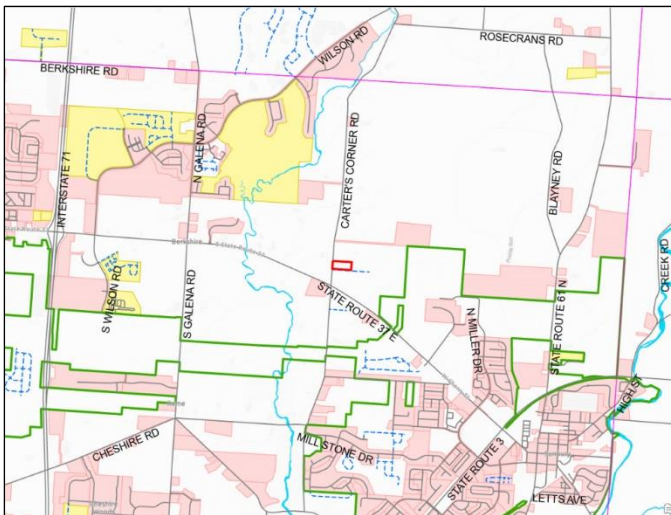
Proposed Zoning: Planned Industrial (PID)

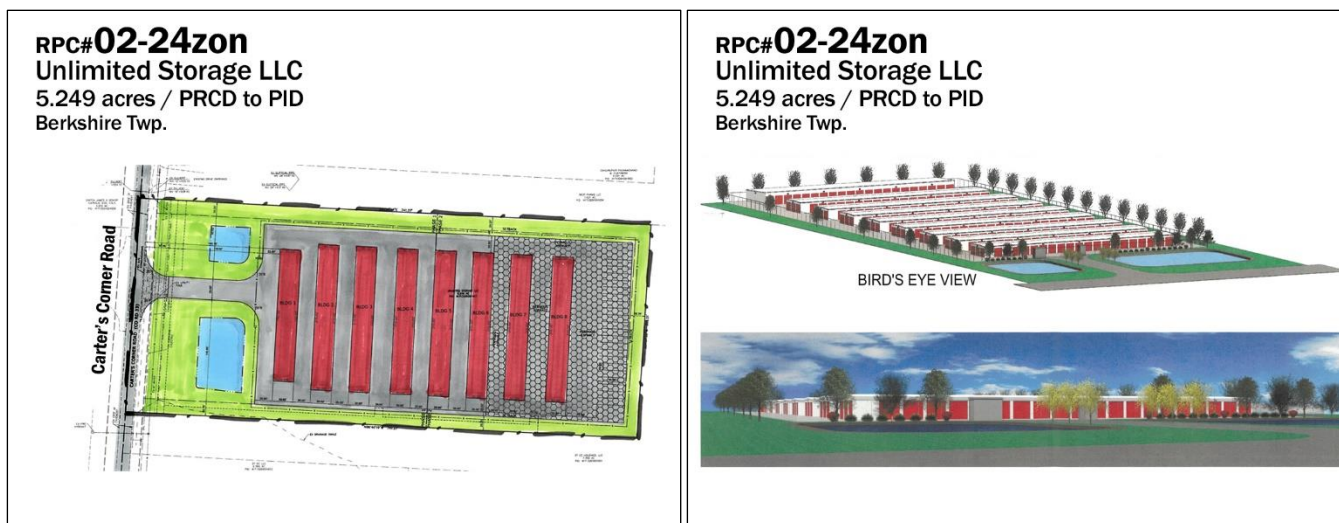
Present Use(s): Vacant / **Proposed Use(s):** self-storage units and outdoor parking

School District: Big Walnut Local School District

Utilities Available: Del-Co Water, no wastewater treatment proposed

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





Introduction

The request is to rezone the subject site from PRCD to PID to allow for a self-storage use. The development would include eight self-storage unit buildings, two stormwater ponds, and 21 parking spaces, secured by an eight-foot-tall chain link fence on all sides and accessed through a cantilever gate. Construction will occur in two phases; Phase I will include 143 storage units and Phase II will include 147 storage units. The site is generally surrounded by vacant land to the north zoned A-1 and vacant land zoned PCD to the east and south, which included proposals including buildings for offices and retail uses when originally approved. Other lots to the south within close proximity are developed with commercial uses that include a Tractor Supply and 1st Impressions Landscape and Garden Center. Properties across the street to the west are developed with the St. John Neumann Catholic Church and a single-family home.

History

The subject site was rezoned in 2019 from A-1 to PRCD to allow for an indoor/outdoor archery range with a retail component. The site was not developed and has historically served as an agricultural use. The applicant purchased the property in June, 2023.

Comprehensive Plan

Berkshire Township's 2017 Comprehensive Plan includes the site in Sub Area 8 and recommends the site for Planned Office uses that only allow low level, downward-cast commercial lighting. The only recommended sign type is ground signs with billboard and pole signs explicitly prohibited. The Plan includes Goals and Objectives that recommend dense landscape buffering between commercial/industrial and residential uses. The two adjacent, vacant lots to the north zoned A-1 are not yet developed with residential uses. However, all other nearby lots to the north are developed with single-family homes, with the nearest lot located +/- 367 feet away.

The request is not supported by the Plan as industrial uses are not recommended for this site and the use is not adequately buffered from residentially zoned properties and future zoned uses.

Issues

Traffic and access:

One point of ingress/egress is indicated along Carter's Corner Road.

Drainage:

A grading and drainage plan was provided that identifies two stormwater ponds located between the right-of-way and building number 1. It appears the site will drain northwest to an existing stream/drainage course.

Signage:

A signage plan with elevation was provided that identifies one monument style sign located on the south side of the entrance.

Lighting:

A lighting plan and an elevation with night perspective was provided. The lighting fixture type is not addressed in the development text; however, the fixtures appear to be LED down lighting on the sides and all sides of the storage buildings.

Sanitary Treatment:

None proposed.

Open Space:

Required: 50% Provided: 52.07%

Without an open space plan sheet, it is difficult for Staff to determine if this standard is met. Staff recommends an open space plan sheet be included with this request. Additionally, with potential right-of-way dedication as shown on the Code Compliance Landscape Sketch sheet the site area and impervious surface may be further reduced.

Landscaping:

A landscape plan was provided that identifies 34 trees surrounding the perimeter of the site, outside of the fenced area and some landscaping along the entry drive.

Divergences

One divergence is requested:

1. **Section 18.06(B)** requires a minimum tract size of 10-acres and the site is only 5.249-acres.

***Staff Comment:** Staff would have no concerns with this request if all PID and General Development Standards were met and the use were supported by the Comprehensive Plan.*

2. **Potentially required but not requested:** **Section 18.06(7)** requires a minimum perimeter setback of 100 feet and only 50 (+/-) feet is provided. Similarly, **Section 18.06(5)** requires a side yard setback of 100 feet when adjacent to any Residentially zoned district. The property to the north is zoned A-1, which allows for single-family homes.

***Staff Comment:** Staff would not support this request as the two vacant lots to the north have the potential to be developed with a residential use similar to the surrounding residentially developed lots. However, the Comprehensive Plan does recommend the two vacant lots to the north for Planned Commercial and Office uses.*

3. **Potentially required but not requested:** Section 18.06(11) requires sanitary sewage disposal systems and none are provided.

Staff Comment: Staff has no concern with this divergence based on the intended use.

Staff Recommendations

Staff recommends **Denial** of the rezoning request by Unlimited Storage, LLC. from PRCD to PID to the DCRPC, Berkshire Twp. Zoning Commission and Berkshire Twp. Trustees, based on the findings in this report.

Commission / Public Comments

Mr. Mike Williamson, Terrain Evolution along with partners Cyril Elbert, Jim Robideau, and Nicklaus Limatta were present. Mr. Elbert stated he has been a Delaware County resident for 18 years and has seen the growth and opportunities in the area. The partners noticed the need for extra storage for home owners. They have met with the church and neighbors and were positively received.

Mr. Williamson stated that there were some concerns with the previous archery site and the safety being near residential homes. He believes the lot next to this proposal is being annexed to Sunbury (for apartments) and a new road would be along the northern edge of this property. He believes it is a good use for the area. He stated this is a plan and to deviate from that plan, after approval, they would have to go back to the Township for approval. Mr. Williamson explained he didn't see the concern for what could be residential on the next parcel, that is currently zoned Agricultural. With it being more of a connector road in the future and not residential property (to the north).

Mr. Robideau said that they felt this project would be less intrusive than the proposed archery development. Traffic would be minimal and would fit the needs of the community.

Mr. Limatta stated a traffic study was done and submitted to the Engineer. Phase 2 would contain the porous asphalt and would help to mitigate the run-off.

Mr. Williamson stated that when the property was rezoned in 2019 the right-of-way was not dedicated, it was highway easement. He met with Mike Love, County Engineer, and made sure that was still going to happen. There will still be a dedicated highway easement since there are other utilities in those easements which pushed the ponds back.

Ms. Raehl questioned whether the PID zoning included other uses than the storage usage. Mr. Williamson stated that since it is a Planned District they would have to go back to the Township to get that use approved. She said that going back to the Township, they would have no recourse because it has already been rezoned for PID to allow the uses that all fall under the PID. Mr. Weade said that using the NAICS code numbers, they identify in their Planned Industrial this specific number and that is what it would be rezoned for. This would be a legislative act by changing the zoning. Any future change in use at all would be an administrative act. They would have to come back to the Township for approval. Ms. Raehl said that if all the check boxes were there, then there would be no recourse for the Township to deny it as an administrative act. Mr. Williamson said the Township could limit the NAICS code numbers in the approval.

Ms. Raehll questioned the reason this plan was not meeting the setbacks as required. Mr. Williamson stated the only divergence they are asking for is the reduced acreage. Mr. Fisher explained the Zoning Resolution states there is a perimeter setback of 100 feet in the PID. Mr. Weade explained that applies when PID is adjacent to residential. Berkshire Township considers agriculture at this time to not be residential. He said you are allowed a single family home, one per parcel number. He stated that if this project is approved then any future development would need to work around this existing Industrial district.

Chairman Shafer agreed with Ms. Raehll's concerns that even though you are limiting yourself in the final development plan to those specific uses, they could always be changed and that would be an administrative process. If this use were recommended by the Comp. Plan, he could see where this proposal might be considered more favorable.

Mr. Duffee asked if the open space calculation was based on impervious surfaces or is it truly open space. Mr. Weade stated that it is based on impervious surfaces. He also stated that this is a new product and would defer to an engineer's approval, although he does know it has been used in other areas in the County.

Mr. Fisher asked if the rear parking area was intended for storage of vehicles. Mr. Elbert said potentially boats, RVs, and other vehicles. Mr. Fisher agreed with the use of the impervious pavers in general but would suggest considering actual paved impervious surface where vehicles will be stored because of potential spillage of oil/gas.

Mr. Manley made a motion to recommend Denial of the rezoning request by Unlimited Storage LLC., based on staff recommendation. Ms. Raehll seconded the motion. VOTE: Majority For Denial, 0 Opposed, 1 Abstained (Berkshire Twp.). Motion carried.

POLICY / EDUCATION DISCUSSION

Mr. Sanders presented the following summary of 2023 statistics compared to previous 10 years.

1.) Zoning (Map) Reviews, does not include text reviews

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Zoning Cases	27	29	43	41	30	46	22	36	40	40
Acres Reviewed	879	1,103	2,627	912	1,056	983	561	564	871	699

2.) Subdivision Activity

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Preliminary Non-Res.	14	7	10	3	13	10	8	13	33	11
Preliminary Residential	1176	478	642	720	915	1,305	948	510	1388	500
Final Non-Residential	2	3	18	11	20	7	12	13	16	2
Final Residential	277	627	468	682	682	491	725	966	632	388
Total lots reviewed	1,469	1,112	1,138	1,416	1,630	1,813	1,693	1,502	2,069	901

3.) NPA Splits and Transfers

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Transfers reviewed	26	35	46	39	37	33	40	46	42	44

<i>Transfer acres</i>	94	67	82	124	64	65	115	66	108	261
Splits (new lots)	25	25	27	48	61	47	65	93	53	83
<i>Splits (existing)</i>	7	6	20	13	11	10	21	29	19	20
Total Splits	32	31	47	61	72	57	86	122	72	103

4.) Building Permits (includes multi-family)

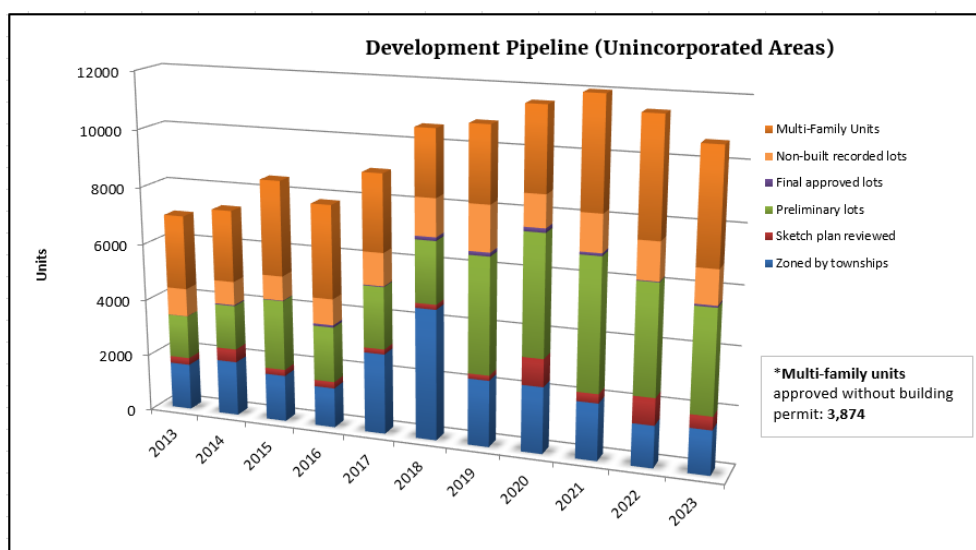
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Res. Building Permits (twps.)	502	616	824	800	997	626	1,493	1,720	1,129	1,541
Res. Building Permits (munis.)	811	983	1272	542	786	1,479	685	828	717	1,455
Commercial Building Permits (twps. only)	26	65	21	20	35	50	43	25	55	62

5.) Multi-family only – includes single-family detached condos)

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Townships	54	101	137	194	308	86	717	498	331	904
Municipalities	459	649	840	236	233	1004	111	76	24	850
Total	513	750	977	430	541	1,090	828	574	355	1,754

6.) Lot Pipeline

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Diff from 2022
Zoned by townships	1,636	1,401	2,816	4,558	2,317	2,312	1,978	1,453	1,531	1,474	-4%
Sketch plan reviewed	220	228	176	171	176	958	315	929	458	358	-22%
Preliminary lots	2,454	1,934	2,161	2,153	4,030	4,190	4,568	3,800	3,559	3,914	10%
Final approved lots	19	83	29	124	131	146	95	25	61	43	-30%
Non-built recorded lots	849	907	1,138	1,299	1,576	1,101	1,273	1,289	1,165	1,004	-14%
Multi-Family Units	2,492	3,299	3,244	2,671	2,284	2,595	2,852	3,930	3,982	3,874	-3%
Total available lots	5,178	4,553	6,320	8,305	8,230	8,707	8,229	7,496	6,774	6,793	.003%



RPC STAFF AND MEMBER NEWS

- Bios for members interested in serving on the Executive Committee due by Feb. 10th. Please send to smatlack@co.delaware.oh.us. Bios will be emailed to the Commission members Feb. 12th. The vote will take place at the February 29th meeting.

Having no further business, Mr. Boysel made a motion to adjourn the meeting at 6:45 p.m. Mr. Manley seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, February 29, 2024, 6:00 PM at the Byxbe Campus Large Conference Room, 1610 SR 521, Delaware, Ohio 43015.

Joe Shafer, Chairman

Stephanie Matlack, Executive Administrative Assistant