

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 30, 2025 at 6:00 PM
Byxbe Campus Conference Room, 1610 State Route 521,
Delaware, Ohio 43015

ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of December 19, 2024 RPC Minutes
- Executive Committee Minutes of January 22, 2025
- Statement of Policy

CONSENT AGENDA (Final Plats)

		Township	Lots/Acres
12-23	Dublin Court	Concord	11 lots / 25.016 acres
10-22.6.A.1	Evans Farm, Section 6, Phase A, Part 1	Orange	49 lots / 13.097 acres
10-22.6.B	Evans Farm, Section 6, Phase B	Orange	48 lots / 11.178 acres

ZONING MAP/TEXT AMENDMENTS

01-25 ZON	Michael & Katy Vandromme - Trenton Twp. - 6.0 acres - FR to RR
02-25 ZON	Troy Twp. Zoning Commission - Zoning Code text amendments
03-25 ZON	Liberty Twp. Zoning Commission - Comprehensive Plan update

SUBDIVISION PROJECTS

Preliminary

		Township	Lots/Acres
02-25	Plumb Creek	Berkshire	91 lots / 87.7 acres
03-25	Evans Farm Arrowhead	Berlin	120 lots / 40.11 acres
04-25	Clarkshaw Village	Concord	95 lots / 63.75 acres

EXTENSIONS

02-23	Berlin Mixed Use Development	Berlin	4 lots / 109.641 acres
04-23	Azar Village	Orange	10 lots / 5.005 acres

OTHER BUSINESS

- Consideration for Approval: Fee Schedule
- Executive Committee election reminder

POLICY / EDUCATION DISCUSSION

- Summary of 2024 Development Statistics compared to last 10 years

ADMINISTRATIVE BUSINESS

- **Call to Order**

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

- **Roll Call**

Representatives: David Lockhart, David Weade, Stephen Serio, Ric Irvine, Duane Matlack, Sarah Holt, Matt Shock, Joe Shafer, Mike Cannon, Staci Hood, Jeffrey Warner, Robin Duffee, Joe Proemm, James Hatten, Ed Snodgrass, Molly Drayer, Kent Manley, Mike Dattilo and Doug Price. Alternates: Levi Koehler, Mike Rogich, David Setzer, Bernie Cattrell and Will Ferguson.

- **Approval of December 19, 2024 RPC Minutes**

Mr. Price made a motion to Approve the minutes from the December 19th meeting, seconded by Ms. Holt. VOTE: Unanimously For, 0 Opposed. Motion carried.

- **Executive Committee Minutes of January 22, 2025**

A. Call to order

Chairman Shafer called the meeting to order at 8:50 a.m. Present: Joe Shafer (via Zoom), Robin Duffee, Gary Merrell and Tiffany Maag. Mr. Snodgrass was absent. Staff: Scott Sanders and Stephanie Matlack.

B. Approval of Executive Committee Minutes from December 11, 2024

Ms. Maag made a motion to Approve the December 11th minutes, seconded by Mr. Merrell. 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)	\$1,435.00	\$7,585.00
Fees A (Site Review)	(4202)		\$8,000.00
Insp. Fees (Lot Line Transfer)	(4203)	\$500.00	\$3,900.00
Membership Fees	(4204)		\$222,529.20
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$558.69	\$16,595.92
Assoc. Membership	(4206)		
General Sales	(4220)		
Charges for Serv. A (Prel. Appl.)	(4230)		\$160,849.54
Charges for Serv. B (Final. Appl.)	(4231)		\$119,423.01
Charges for Serv. C (Ext. Fee)	(4232)		\$4,200.00
Charges for Serv. D (Table Fee)	(4233)		\$1,800.00
Charges for Serv. E (Appeal/Var.)	(4234)		\$3,800.00
Charges for Serv. F (Planned District Zoning)	(4235)		\$13,500.00
			\$1,000.00
OTHER DEPT. RECEIPTS			

Health Dept. Fees	(4242)		
Soil & Water Fees	(4243)		\$3,875.00
Commissioner's fees	(4244)		\$6,803.00
			\$2,016.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		
Other Reimbursements A	(4721)		\$54.98
Other Misc. Revenue (GIS maps)	(4730)		
Misc. Non-Revenue Receipts	(4733)		\$122.00
TOTAL RECEIPTS		\$2,493.69	\$576,053.65

Balance after receipts	\$1,066,239.67
Expenditures	<u>- \$ 51,268.29</u>
End of December balance (carry forward)	\$1,014,971.38

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

2. RPC Preliminary Agenda January

a) Sketch Plans

None for January

b) Zoning Map / Text Amendments

- Michael & Katy Vandromme – Trenton Twp. – 6.0 acres – FR to RR
- Troy Twp. Zoning Commission – Zoning Code text amendments
- Liberty Twp. Zoning Commission – Comprehensive Plan update

c) Subdivision Projects

Preliminary

- | | <u>Township</u> | <u>Lots/Acres</u> |
|------------------------|-----------------|------------------------|
| • Plumb Creek | Berkshire | 91 lots / 87.7 acres |
| • Evans Farm Arrowhead | Berlin | 120 lots / 40.11 acres |
| • Clarkshaw Village | Concord | 95 lots / 63.75 acres |

Final

- | | | |
|--|---------|------------------------|
| • Dublin Court | Concord | 11 lots / 25.016 acres |
| • Evans Farm, Section 6, Phase A, Part 1 | Orange | 49 lots / 13.097 acres |
| • Evans Farm, Section 6, Phase B | Orange | 48 lots / 11.178 acres |

Extension

- | | | |
|--------------------------------|--------|------------------------|
| • Berlin Mixed Use Development | Berlin | 4 lots / 109.641 acres |
| • Azar Village | Orange | 10 lots / 5.005 acres |

3. Director's Report

Development Team Meetings

Hosted/scheduled by DCRPC, these meetings are generally quarterly and include RPC, DCEO, DCRSD, Building Safety, and Economic Development. Departments discuss project status throughout the

County. **Scheduled for January 22.**

Delaware County Housing Alliance (Affordable Housing)

Hosted by United Way, this effort includes **Task Force main group** meetings and a **Land Use and Zoning subcommittee**, both of which staff is involved with. This is an immediate-term effort (with long-term ongoing activities) that seek various tools to increase access and opportunities for affordable housing. Many social service agencies are involved. The effort included an initial study by a national consultant and information can be found at www.delcohousing4all.org.

Active Transportation Committee

Hosted by MORPC, these are hybrid meetings that occur quarterly. Active transportation projects are shared – most activity is urban in nature, occurring in Columbus and suburbs. The Active Transportation Committee provides leadership and guidance in the realm of active transportation. The committee provides a forum to share information about best practices and collaborate on shared interests. The group consists of diverse representatives throughout Central Ohio including local governments, public agencies, non-profit organizations, and private interests. **Brad will be attending the Q1 meeting on January 29th.**

MORPC – Northwest Area of Central Ohio – Regional Planning Update Luncheon

MORPC convenes local governments to work collaboratively on short- and long-range community planning. Communities located in and around the Northwest side of the metro area are invited. The meeting will be held at the Jerome Township municipal building in Plain City on January 22nd. **Brad will be attending.**

DCRPC-Managed Projects

Harlem Township Zoning Resolution

Staff is working with the Zoning Commission on various updates in existing sections of the Zoning Resolution.

Liberty Township Comprehensive Plan

Zoning Commission approved on January 13, Trustees to hear in February.

Berkshire Township Comprehensive Plan Project

Staff is finalizing first draft of update, coordinating with consultant working on a corridor study and overlay.

Concord Township Comprehensive Plan Project

Staff is working on early draft chapters. Township using a consultant to collect public info. First meeting Jan 29.

Shawnee Hills Comprehensive Plan

Staff has been working on updating the 2016 Plan's background information over the last year. **Brad had a follow up meeting with the village administrator and their engineer on January 14th. The village is expected to adopt their "Main Street Plan" in the next few months, which will be included in the Comp Plan appendix.**

Food System Capacity Building Project (contracted until September, 2025)

Collaboration between the Delaware Public Health District, DCRPC, the United Way of Delaware County, and the Delaware County Hunger Alliance (DCHA) to address food insecurity and promote healthy eating for residents within Delaware County. Staff has been contracted with Public Health for one year to complete this project, meeting with members of Public Health approximately twice a month and with the Steering Committee monthly. **Brad attended a Hunger Alliance Advisory Committee meeting on January 2nd and a Hunger Alliance meeting on January 10th.**

Project-specific/other meetings

Delaware County Township Association

Meets quarterly at various locations. Each one includes several speakers and provides a number of townships the opportunity to share updates. Scott attended on December 12.

Both planners attended the **County Engineer's** annual township luncheon and meeting on December 13.

4. Fee Schedule – proposed 2025

The Executive Committee discussed adding a review fee for straight zoning districts. Currently, the fee for a Planned District rezoning is \$500.00. Mr. Sanders pointed out that rezoning reviews for straight districts can sometimes require the same amount of time as a planned district. Staff takes into consideration the on-site treatment and frontage/set back requirements. Mr. Duffee and Mr. Merrell agreed that a reasonable fee should be charged.

Ms. Maag made a motion to recommend Approval of a \$250.00 charge for all straight district rezoning reviews to the RPC. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

D. Old Business

- Chairman Shafer informed the Committee that the Genoa Township Trustees will meet on February 6th regarding a proposed consent decree including a proposed rezoning and final development plan for The Courtyards at Big Walnut.
- Previously the Committee discussed amendments to the Subdivision Regulations regarding Extension requests. They agreed that the requests should be reviewed on a case by case basis and keep the Regulations as they are.

E. Adjourn

Having no further business, Mr. Merrell made a motion to Adjourn the meeting at 9:32 a.m. Mr. Duffee seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Wednesday, February 19, 2025 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)

12-23 Dublin Court – Concord Twp. – 11 lots / 25.016 acres

Conditions

Applicant: Romanelli & Hughes / **Engineer:** CESO

Subdivision Type: Single Family Residential with a Common Access Driveway

Location: West side of Dublin Rd., between Duffy and Home Rd.

Zoned: FR-1 (Farm Residential) / **Preliminary Approval:** 07/27/23

Utilities: Del-Co Water, private on-lot treatment / **School District:** Buckeye Valley

Staff Comments

Dublin Court is an 11-lot single-family residential subdivision with access from Dublin Road, just north of Home Road. Eight lots will front on Dublin Court and three lots will gain access off of a CAD. Preliminary approval was granted on July 27, 2023 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 **Dublin Court** to the DCRPC.

Commission / Public Comments

Ms. Holt made a motion for Final Approval of Dublin Court. Mr. Shock seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

10-22.6.A.1 Evans Farm, Section 6, Phase A, Part 1 – Orange Twp. – 49 lots / 13.097 acres

Conditions

Applicant: Evans Farm Delaware LLC / **Engineer:** Kimley Horn

Subdivision Type: Single-Family Planned Residential development

Location: North of Maple Dr. and Evans Farm Dr.

Zoned: Single Family Planned Residential (SFPRD) / **Preliminary Approval:** 08/29/24

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

Staff Comments

Evans Farm, Section 6, Phase A, Part 1 will extend from Section 2 and includes 49 buildable lots and no reserves. Future multi-family units and a central greenspace will be part of the next phase to the north. Preliminary approval was granted on August 29, 2024 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 Evans Farm, Section 6, Phase A, Part 1 to the DCRPC.

Commission / Public Comments

Ms. Holt made a motion for Final Approval of Evans Farm, Section 6, Phase A, Part 1. Mr. Shock seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

=====

10-22.6.B Evans Farm, Section 6, Phase B – Orange Twp. – 48 lots / 11.178 acres

Conditions

Applicant: Evans Farm Delaware LLC / **Engineer:** Kimley Horn

Subdivision Type: Single Family Residential

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

Zoned: Single-Family Planned Residential (SFPRD) / **Preliminary Approval:** 08/29/24

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

Staff Comments

Evans Farm, Section 6, Phase B will also extend off of Section 2 to the northwest and include 48 buildable lots and three reserves. Future sections of Evans Farm (single-family lots) are planned to extend north of the site and east of Piatt Road. Preliminary approval was granted on August 29, 2024 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 Evans Farm, Section 6, Phase B to the DCRPC.

Commission / Public Comments

Ms. Holt made a motion for Final Approval of Evans Farm, Section 6, Phase B. Mr. Shock seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

=====

ZONING MAP/TEXT AMENDMENTS

01-25 ZON Michael & Katy Vandromme – Trenton Twp. – 6.0 acres – FR to RR

Request

The applicants, Michael and Katy Vandromme, are requesting a 6.0-acre rezoning from FR to RR to allow the lot to be split into two residential lots.

Conditions

Location: 16971 Meredith State Road, Sunbury

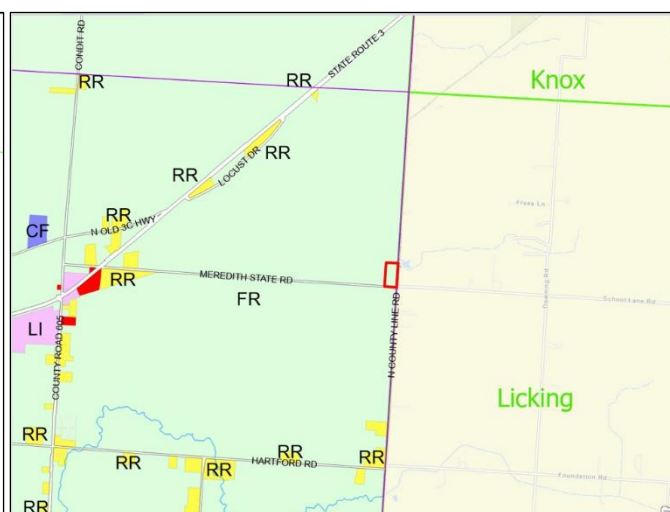
Present Zoning: Farm Residential (FR) / **Proposed Zoning:** Rural Residential (RR)

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

Existing Density: 1 du / 5 acres **Proposed Density:** 1 du / 3 acres

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

Critical Resources: none / **Soils:** PwA, CeB, BeA, W



Introduction

The applicants seek to rezone the 6.0-acre site from FR to RR to allow one new developable lot to be created. The RR district allows for one single-family dwelling on a lot not less than three acres in size, with a minimum 250 feet of frontage. The six-acre site is located at the northwest corner of Meredith State Road and N.

County Line Road. Existing development includes a single-family home, detached garage and an accessory dwelling unit (4915 N. County Line Rd). All structures were constructed in 1953. The subject site and all surrounding properties are zoned FR. If approved, the site has the potential to meet all applicable zoning requirements if split.

Comprehensive Plan

Trenton Township's 2004 Comprehensive Plan includes this site in Sub Area 1 – Heartland, and recommends single-family uses with a maximum density of 1 du/3 acres, which supports the applicant's request.

Issues

Access: The existing property has two points of ingress/egress, one on Meredith State Road and one on N. County Line Road. Any new lot created would logically gain access from N. County Line Road.

Process: As with any division under 5 acres in size, further subdivision of this parcel will require review and approval from a number of county agencies and township zoning.

Drainage: There is roadside drainage along both roadways. The northern portion of the site that may be subdivided naturally drains north toward Perfect Creek, which travels along the north side of the property.

Sanitary Treatment: The existing site and any future splits will be served by on-site wastewater treatment systems. Approximately 2.85 acres of the area to the north (potential split) is made up of Pewamo (PwA) soils, which are considered poorly drained. Special care should be taken with the placement of an on-site wastewater treatment system.

Staff Recommendations

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

Commission / Public Comments

Ms. Courtney Wade, At Zoning, was present to represent the applicants.

Mr. Manley made a motion to recommend Approval of the rezoning request by Michael and Katy Vandromme from FR to RR. Mr. Matlack seconded the motion. VOTE: Majority For, 0 Opposed, 2 Abstained (Trenton Twp. and Village of Galena). Motion carried.

02-25 ZON Troy Twp. Zoning Commission – Zoning Code text amendments

Request

Between June and December 2024, the Troy Township Zoning Commission initiated a number of amendments to the Troy 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 Zoning Commission is scheduled to review these changes on February 12th.

Summary

General Development Standards

- Reduces max outdoor light pole fixture height from 30 ft to 20 ft and establish a max base of 36 inches, “measured from the established finished grade.”
 - **20-30 ft appears to be the Township-wide broad standards. Is 20 ft necessary?**
- Encourages energy/light reduction when lighting use is not necessary.

Variance Process

- Modifies the factors to consider when reviewing a variance; additional factors added and existing factors slightly modified (expanding slightly on the *Duncan v. Middlefield* test).
 - **Recommend updating the Variance Request Application (Print and Online Form).**

FR-1 District

- Adds “Wedding Venues” as a Limited Home Occupation. (“Machine Shops, Auto Repair” were listed as an update but are already reflected in this section.)
 - **Consider reviewing Section 8.03(F) (Limited Home Occupation) closely as requirements and permitted uses may not align.**
 - Example requirements: (1) “Business activity must be carried on solely within the confines of the dwelling unit...”, however, “...a detached garage, shed or other accessory building may be used to conduct a portion of the business.”, (2) “No employees other than residents living in the dwelling unit are permitted to conduct the business.”, (3) “Only six (6) customers can visit the dwelling unit residence daily to conduct business...”, (4) “Commercial vehicles located on the site are limited to one (1)...”.
 - Example uses that may not meet the above requirements: Coffee shops/restaurants would typically have more than six customers in a day. A Machine Shop/Auto Repair would generally not be located in the home and “a portion” of the business located in an accessory building may need to be redefined. A Wedding Venue typically has more staff (such as outside vendors for food, entertainment, setup/breakdown, etc.) than those who would be residents living in the dwelling.
- Amends Building Setback to include a 25-foot setback to any other building.
- Amends PRD to PRD I and add a PRD II section within the same Article.
 - PRD I and II are both listed under Article XI, while Article XII is still “Reserved for Future Use”. **Staff recommends placing PRD II in its own Article as it is a separate district. All details will be duplicated except where indicated here.**
 - Add the caveat of “...or six (6) units per acre.” to the permitted Multi-family use.
 - This is listed as section 11.07(a) C) and appears it should be 11.04(a) C).
 - This same language is added to PRD II, but in the correct section (11.04(b) C)).
 - A development standards chart is proposed for Article XI, indicating the separate standards for

PRD I and PRD II (units, setbacks, lot size, etc.). These standards would also be added to the Required Design Standards for PRD II. **(Would not be two separate tables if PRD I and PRD II are two districts as recommended above.)**

- The PRD II language recommends locations in specific areas on the Comp Plan (subareas 1A and 1B) to be 5 du/developable acre. However, the Comp Plan recommends a max of 4 du/acre in area 1A and 1.25 du/acre in 1B. **Consider updating the Comp Plan recommendation to match the amended PRD density and delete the Residential recommendation #2 as the PRD section will be added/modified.**

Staff Recommendation

Staff recommends **Conditional Approval** of the text amendments to the Troy Township Zoning Resolution, to the DCRPC, Troy Twp. Zoning Commission and Troy Twp. Trustees, *subject to Staff's comments within this report.*

Commission / Public Comments

Ms. Holt commented that the Township may want to reconsider the 20-foot lighting requirement. She explained that it may result in a “forest” of light poles and not be the desired effect.

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

03-25 ZON Liberty Twp. Zoning Commission – Comprehensive Plan update

Request

DCRPC staff has been working with a Steering Committee in Liberty Township toward a Comprehensive Plan since Fall of 2023. On January 15, the Liberty Township Zoning Commission voted to progress the update to the Trustees. As part of the process, staff is presenting this brief summary of changes.

Summary

The new “Plan 2040” includes additional public input that was gathered during several open house meetings during the Summer of 2023 and additional public meetings in late 2024. The plan updates statistics and background material. New sections included a description of the various zoning districts in the existing zoning code and an economic review including a list of the highest value commercial properties in the township and the City of Powell. The recommendations of the plan focus on commercial opportunities in existing “infill” and under-developed areas. This includes the 23-acre commercial site zoned as part of the Clarkshaw Crossing development. Recommended densities generally follow the current development pattern of the township. Where Planned Residential Developments are recommended, such recommendations don’t exceed the existing density in the PRD language, which is 1.5 units per net developable acre. However, there is additional detail recommending age-based housing within a defined distance of Sawmill Parkway when developed with a number of development quality items.

Staff Recommendation

Staff recommends **Approval** of the amendments to the Liberty Township Comprehensive Plan, to the DCRPC, Liberty Twp. Zoning Commission and Liberty Twp. Trustees.

Commission / Public Comments

Mr. Shock made a motion to recommend Approval of the amendments to the Liberty Township Comprehensive Plan. Mr. Cattrell seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Liberty Twp.). Motion carried.

SUBDIVISION PROJECTS

Preliminary

02-25 Plumb Creek – Berkshire Twp. – 91 lots / 87.7 acres

Conditions

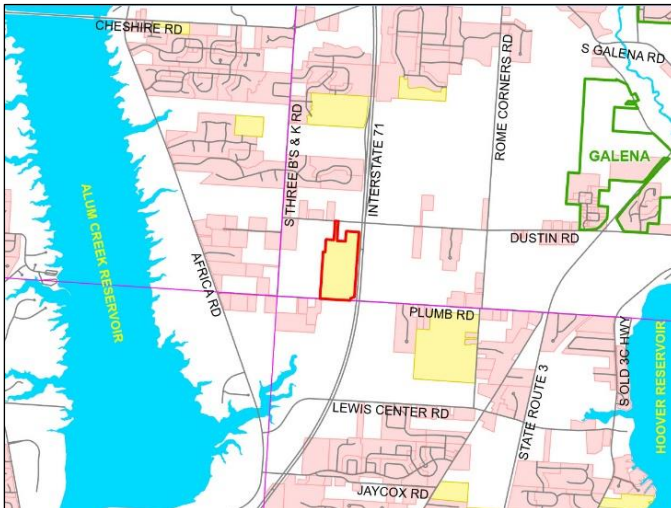
Applicant: Plumb Creek LLC. / **Engineer:** Kimley Horn

Subdivision Type: Single-Family Planned Residential

Location: North side of Plumb Rd., south of Dustin Rd. / **Current Land Use:** Vacant

Zoned: Planned Residential (PRD) / **Zoning Approval:** April 29, 2024

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



Staff Comments

The proposed Plumb Creek residential subdivision fronts on both Dustin Road and Plumb Road, and is adjacent (west of) I-71. The development will include 91 single-family lots with two typical lot configurations; 80' wide by 150' deep (12,000 s.f.) and 121' wide by 105' deep (62' wide at the rear). Open space of 40.8 percent (35.82-acres) is provided, which includes four stormwater ponds, an 8-foot-wide multi-use path, landscaping, cluster mailbox units, and a picnic pavilion. The development will gain access from both Dustin Road to the north and Plumb Road to the south, and include internal public streets that will have two street stubs to the west. Five-foot-wide sidewalks are located on both sides of the subdivision streets, which have the capability to connect to future development to the west. This development will occur in two phases; 47 units in phase one and 44 units in phase two.

A technical review was held on January 21, 2025, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary Approval* of **Plumb Creek** to the DCRPC.

Commission / Public Comments

Mr. Mike Reeves, Kimley-Horn, was present to represent the applicant.

Mr. Price made a motion for Preliminary Approval of Plumb Creek. Mr. Manley seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berkshire Twp.). Motion carried.

=====

03-25

Evans Farm Arrowhead – Berlin Twp. – 120 lots / 40.11 acres

Conditions

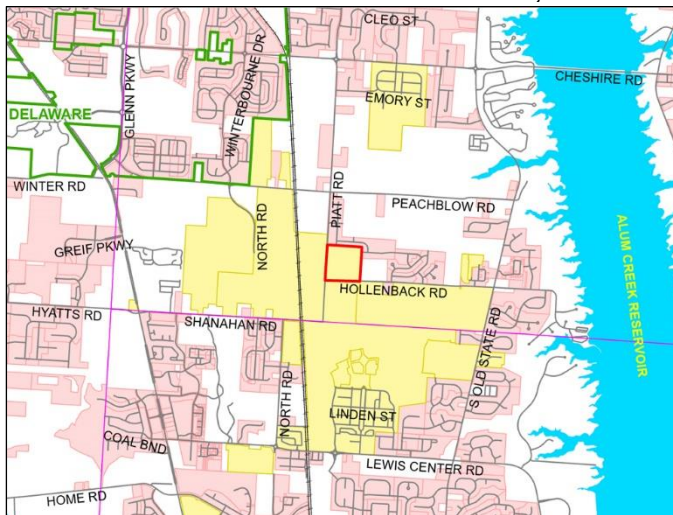
Applicant: Evans Farm Delaware LLC / **Engineer:** Kimley Horn

Subdivision Type: Planned Residential community

Location: East side of Piatt Rd., north of Hollenback Rd. / **Current Land Use:** Agricultural

Zoned: Planned Residential (PRD) / **Zoning Approval:** February 27, 2017

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



RPC#03-25sub
Evans Farm Arrowhead
120 lots / 40.11 ac.
Berlin Twp.



Staff Comments

The proposed Evans Farm Arrowhead residential subdivision fronts on both Piatt Road and Hollenback Road, and is adjacent (west of) the Arrowhead Elementary School. The development will include 120 single-family lots with three typical lot configurations; 50' x 125' (6,250 s.f.), 57' x 125' (7,125 s.f.), and 90' x 125' (11,250 s.f.). Open space of 19.6 percent (7.7 acres) is provided, which includes two stormwater ponds, two monument-style entry signs, a cluster box unit, central greenspace, and landscaping. The development will gain access from both Piatt Road to the west and Hollenback Road to the south and will include internal public streets that make a connection to the Oldefield Estates subdivision to the north and east. Sidewalks that are 5-foot-wide are located on both sides of the internal subdivision streets, with an 8-foot-wide path connecting the elementary school to the east and future Evans Farm development to the west of Piatt Road. The site will be developed in two phases, with 63 lots in Phase One and 57 lots in Phase Two.

A technical review was held on January 21, 2025, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary Approval* of **Evans Farm Arrowhead** to the DCRPC.

Commission / Public Comments

Mr. Jim Hilz, Pulte Homes, was present to answer questions from the Commission.

Mr. Pete O'Meara, 2278 Silver Hill St., Lewis Center, expressed concern with the density of this project along with the impact this development might have on their open space. Their HOA recently had to make repairs to the park in the Oldefield Estates subdivision. He feels that with no real open space in this development, residents might use theirs. Traffic was also a concern. Mr. Hilz stated that he believes residents from the Evans Farm Arrowhead project would utilize Piatt Road or Hollenback Road over traveling east along Weyant St. Mr. Hilz explained that they are willing to work with residents.

Ms. Drayer asked if this would be a patio home development. Mr. Hilz said that they would be two-story single family homes.

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

04-25 Clarkshaw Village – Concord Twp. – 95 lots / 63.75 acres

Conditions

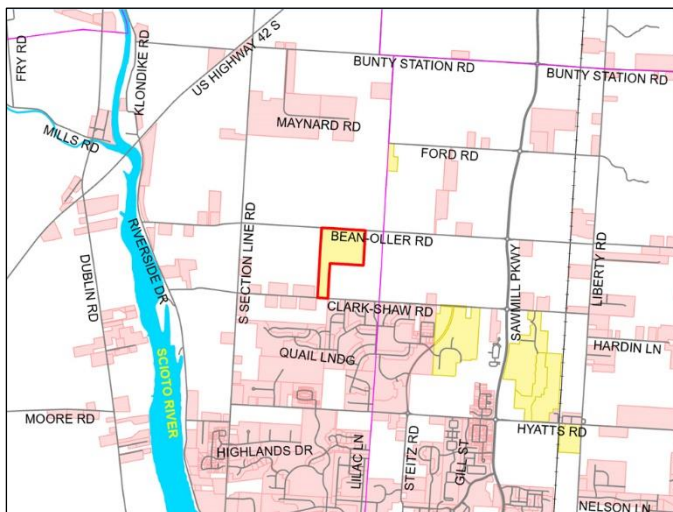
Applicant: Maronda Homes / **Engineer:** Kimley Horn

Subdivision Type: Single-Family Planned Residential

Location: South side of Bean Oller Rd., north of Clarkshaw Rd. / **Current Land Use:** Agricultural

Zoned: Planned Residential (PRD) / **Zoning Approval:** June 18, 2024

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





Staff Comments

The proposed Clarkshaw Village residential subdivision fronts on both Bean-Oller Road and Clark-Shaw Road, just west of Sawmill Parkway. The development will include 95 single-family lots with a typical lot configuration that is 62' wide by 120' deep. Open space of 60 percent (38.2-acres) is provided, which includes four stormwater ponds, a high-voltage powerline and gas line easement, two entry signs, three small wetlands and landscaping. The development will gain access from both Bean-Oller Road to the north and Clark-Shaw Road to the south, and include internal public streets that stub to the northeast and west property lines. Sidewalks that are 5-foot-wide are located on both sides of the streets, which also meanders throughout the open space. The site will be developed in three phases, with 31 lots in Phase one, 48 lots in Phase two and 16 lots in Phase three.

A technical review was held on January 21, 2025, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary Approval* of **Clarkshaw Village** to the DCRPC.

Commission / Public Comments

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

Mr. Manley made a motion for Preliminary Approval of Clarkshaw Village. Ms. Holt seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Concord Twp.). Motion carried.

=====

EXTENSIONS

02-23 Berlin Mixed Use Development – Berlin Twp. – 4 lots / 109.641 acres

Applicant: T & R Properties / **Engineer:** Advanced Civil Design

Preliminary approval: 01/26/23

Staff Comments

The applicant is requesting a 1-year extension for the Berlin Mixed Use Development. Since receiving Preliminary Plan approval in January, 2023, the applicant has received several engineering approvals from DCEO, including an embankment and drainage plan, road final engineering, and sanitary plans.

The applicant states:

“This extension will provide time for ongoing litigation against Berlin Township to proceed and conclude.

During the past 12 months our engineers, Advanced Civil Design, have advanced engineering on the Industrial Site to approval, as well as onsite roadway improvements.

In addition to the onsite engineering, offsite engineering for Lackey Old State has advanced to the point of approval, and the design of the improvements on SR 36/US 37 have advanced to the point where ODOT is requesting a Public Meeting be held for affected adjacent property owners prior to their final approval.

We believe the above provides sufficient reason for the time extension of the Berlin Mixed Use Development.”

Staff Recommendation

Staff recommends ***Approval*** of a 12-month Extension for the **Berlin Mixed Use Development** to the RPC.

Commission / Public Comments

Mr. RJ Sabatino, T & R Properties was present to answer questions from the Commission.

Mr. Weade asked if the location was where there has been wrapped construction material on the ground. Mr. Shafer said it was. Mr. Weade questioned why the building had not been built. Mr. Sabatino stated they are currently in a lawsuit for entitlement and discrimination issues with Berlin Twp.

Mr. Price made a motion for a 12-month Extension for the Berlin Mixed Use Development. Mr. Manley seconded the motion. VOTE: Majority For, 1 Opposed (Berkshire Twp.), 1 Abstained (Berlin Twp.). Motion carried.

04-23 Azar Village – Orange Twp. – 10 lots / 5.005 acres

Applicant: Aaron Azar / **Consultant:** Plan 4 Land

Preliminary approval: 01/26/23

Staff Comments

The applicant is requesting a 1-year extension for Azar Village. The applicant states “Final engineering plans are still in review phase for this project. It is projected to break ground in Summer 2025 and a final plat is expected to be presented for Regional Planning approval before the end of this extension timeframe.”

Staff Recommendation

Staff recommends *Approval* of a 12-month Extension for Azar Village to the RPC.

Commission / Public Comments

Ms. Lexus Thornton, Plan 4 Land, was present to represent the applicant.

Mr. Matlack made a motion for a 12-month Extension for Azar Village. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

OTHER BUSINESS

- Consideration for Approval: Fee Schedule

Chairman Shafer explained that the recommended fee schedule establishes a fee for the review of straight (non-planned) rezoning applications. The Executive Committee recommended approval.

Mr. Weade asked for grace period for applications that the Township has already received but not yet submitted to the RPC office. Chairman Shafer agreed that since the application has not been submitted to the RPC office the fee would not be required.

Mr. Shock made a motion to Approve the 2025 Fee Schedule including a \$250 review fee for all straight district rezoning applications effective February 1 except as noted above. Ms. Holt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- Executive Committee election reminder

By-Laws, Article V, Section 2:

- All interested members shall contact the Executive Director or the Chairperson in writing to express their desire to serve by submitting a short biography, including information as to why they are interested in serving, by February 10th. The names and biographies of all interested candidates will be forwarded to the Commission for consideration prior to the regular February meeting.*
- At the regular February meeting, a ballot vote will take place by qualified voting members. Except for extenuating circumstances, all candidates shall be present to accept the vote. In case of a tie, a second ballot vote will be taken for the tied candidates only.*

POLICY / EDUCATION DISCUSSION

Mr. Sanders presented the following summary of 2024 statistics compared to the previous 10 years.

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

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Zoning Cases	29	43	41	30	46	22	36	40	42	34
Acres Reviewed	1,103	2,627	912	1,056	983	561	564	871	699	1,188

2.) Subdivision Activity

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Preliminary Non-Res.	7	10	3	13	10	8	13	33	11	5
Preliminary Residential	478	642	720	915	1,305	948	510	1,388	500	1,240
Final Non-Residential	3	18	11	20	7	12	13	16	2	10
Final Residential	627	468	682	682	491	725	966	632	388	659
Total lots reviewed	1,112	1,138	1,416	1,630	1,813	1,693	1,502	2,069	901	1,914

3.) NPA Splits and Transfers

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Transfers reviewed	35	46	39	37	33	40	46	42	44	36
Transfer acres	67	82	124	64	65	115	66	108	261	171
Splits (new lots)	25	27	48	61	47	65	93	53	83	26
Splits (existing)	6	20	13	11	10	21	29	19	20	13
Total Splits	31	47	61	72	57	86	122	72	103	39

4.) Building Permits (includes multi-family)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Res. Building Permits (twps.)	616	824	800	997	626	1,493	1,720	1,129	1,541	1,305
Res. Building Permits (munis.)	983	1272	542	786	1,479	685	828	717	1,455	1,424
Commercial Building Permits (twps. only)	65	21	20	35	50	43	25	55	62	59

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

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Townships	101	137	194	308	86	717	498	331	904	572
Municipalities	649	840	236	233	1004	111	76	24	850	693
Total	750	977	430	541	1,090	828	574	355	1,754	1,265

6.) Lot Pipeline

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Zoned by townships	1,401	2,816	4,558	2,317	2,312	1,978	1,453	1,531	1,474	1,128
Sketch plan reviewed	228	176	171	176	958	315	929	458	358	485
Preliminary lots	1,934	2,161	2,153	4,030	4,190	4,568	3,800	3,559	3,907	3,765
Final approved lots	83	29	124	131	146	95	25	61	46	17
Non-built recorded lots	907	1,138	1,299	1,576	1,101	1,273	1,289	1,165	1,043	1,067
Multi-Family Units	3,299	3,244	2,671	2,284	2,595	2,852	3,930	3,982	4,013	3,819
Total available lots	4,553	6,320	8,305	8,230	8,707	8,229	7,496	6,774	6,793	6,462

Having no further business, Mr. Manley made a motion to adjourn the meeting at 6:33 p.m. Mr. Shock seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, February 27, 2025, 6:00 PM at the Byxbe Campus Conference Room, 1610 State Route 521, Delaware, Ohio 43015.

Joe Shafer, Chairman

Stephanie Matlack, Executive Administrative Assistant