

# Delaware County Regional Planning Commission

1610 State Route 521  
P.O. Box 8006, Delaware, Ohio 43015  
740-833-2260 [www.dcrpc.org](http://www.dcrpc.org)  
Scott B. Sanders, AICP Executive Director



## *\*MINUTES\**

Thursday, April 24, 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 March 27, 2025 RPC Minutes
- Executive Committee Minutes of April 16, 2025
- Statement of Policy

### CONSENT AGENDA (Final Plats)

		Township	Lots/Acres
17-24	Hyatts Meadows, Sec. 3, Ph A, Lot 6790, Div.#1	Liberty	37 lots / 19.275 acres
24-16.7	Woodcrest Crossing, Section 7	Liberty	44 lots / 19.759 acres

### ZONING MAP/TEXT AMENDMENTS

09-25 ZON	Lorgan Columbus Invests. LLC -Parkway Plaza - Orange Twp. - 5.637 acres - FR-1 to RCOD
10-25 ZON	Evans Farm Delaware LLC - Berlin Twp. - 11 acres - PRD and PCD amendment
11-25 ZON	Harlem Twp. Zoning Commission - Zoning Resolution amendments (C-1 and C-2)
12-25 ZON	Bunty and Owen Holdings LLC - Concord Twp. - 16.488 acres - FR-1 to PCD

### VARIANCE / EXTENSION

13-22.V	Weaver Custom Homes - Greyland Estates, Sec. 1, Ph. B - Trenton Twp. - requesting additional extension
05-23	SREI - Conservancy at Duncan Run - Harlem Twp. - requesting 1 year extension

### SUBDIVISION PROJECTS

#### Preliminary

		Township	Lots/Acres
06-25	Seven Hills of Berlin	Berlin	88 lots / 61.109 acres
07-25	Estates at Berlin	Berlin	44 lots / 29.28 acres
08-25	Evans Farm, Sec. 6, Ph. B Revised	Orange	24 lots / 3.53 acres

## ADMINISTRATIVE BUSINESS

- **Call to Order**

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

- **Roll Call**

*Representatives:* David Weade, Duane Matlack, Barb Lewis, Glynnis Dunfee, Mike Benedetti, Sarah Holt, Joe Shafer, David Willyerd, Staci Hood, Jeffrey Warner, Robin Duffee, Jim Hatten, Herb Ligocki, Kent Manley, and Mike Dattilo. *Alternates:* Kathy Winborne, Ken O'Brien, Jeremy Williams, Ben Nowicki, Kelly Pike, Will Ferguson, Mike Endsley. *Arrived after roll call:* Matt Shock (R). *Staff:* Scott Sanders, Brad Fisher, Da-Wei Liou and Stephanie Matlack.

- **Approval of the RPC Minutes March 27, 2025**

*Ms. Holt made a motion to Approve the minutes from the last meeting. Mr. Manley seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

- **April 16, 2025 Executive Committee Minutes**

### A. Call to order

Chairman Shafer called the meeting to order at 8:45 a.m. Present: Joe Shafer, Gary Merrell, Ed Snodgrass and Tiffany Maag. Robin Duffee was absent. Staff: Scott Sanders and Stephanie Matlack.

### B. Position Elections

*Mr. Merrell made a motion to re-elect Joe Shafer, Chair, Ed Snodgrass, Vice-Chair, Tiffany Maag, 2<sup>nd</sup> Vice-Chair and Robin Duffee, Member-At-Large. Ms. Maag seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

### C. Approval of Executive Committee Minutes from March 19, 2025

*Mr. Snodgrass made a motion to Approve the minutes from the March 19<sup>th</sup> meeting, seconded by Mr. Shafer. VOTE: Unanimously For, 0 Opposed. Motion carried.*

### D. New Business

#### 1. Financial / Activity Reports for March

REGIONAL PLANNING RECEIPTS		March	YTD TOTAL
General Fees (Lot Split)	(4201)	\$2,870.00	\$4,305.00
Fees A (Site Review)	(4202)	\$800.00	\$1,200.00
Insp. Fees (Lot Line Transfer)	(4203)	\$400.00	\$1,000.00
Membership Fees	(4204)	\$3,236.00	\$278,698.25
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$164.22	\$3,032.48
Assoc. Membership	(4206)		
General Sales	(4220)		
Charges for Serv. A (Prel. Appl.)	(4230)	\$1,140.00	\$37,311.06

Charges for Serv. B (Final. Appl.)	(4231)	\$9,189.50	\$22,769.50
Charges for Serv. C (Ext. Fee)	(4232)	\$300.00	\$1,200.00
Charges for Serv. D (Table Fee)	(4233)		
Charges for Serv. E (Appeal/Var.)	(4234)	\$500.00	\$2,011.06
Charges for Serv. F (Planned District Zoning)	(4235)	\$500.00	\$500.00
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$800.00	\$800.00
Soil & Water Fees	(4243)	\$600.00	\$1,600.00
Commissioner's fees	(4244)	\$111.00	\$438.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		
Other Reimbursements A	(4721)		
Other Misc. Revenue (GIS maps)	(4730)		
Misc. Non-Revenue Receipts	(4733)		
<b>TOTAL RECEIPTS</b>		<b>\$20,610.72</b>	<b>\$354,865.35</b>

Balance after receipts	\$1,276,981.74
Expenditures	<u>- \$ 43,825.69</u>
End of March balance (carry forward)	\$1,233,156.05

*Ms. 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.*

2. RPC Preliminary Agenda April

- |   |                 |                        |
|---|-----------------|------------------------|
| a) Sketch Plans   | <u>Township</u> | <u>Lots/Acres</u>      |
| • 7220 Harriot Road CAD   | Concord         | 3 lots / 14 acres      |
| b) Zoning Map / Text Amendments   |                 |                        |
| • Orange Twp. Zoning Commission – Parkway Plaza overlay                 |                 |                        |
| • Evans Farm Delaware LLC – Berlin Twp. – 11 acres – PRD/PCD to PCD/PRD |                 |                        |
| • Harlem Twp. Zoning Comm. – Zoning Resolution amendments (C-1 and C-2) |                 |                        |
| c) Subdivision Projects   | <u>Township</u> | <u>Lots/Acres</u>      |
| Preliminary   |                 |                        |
| • Seven Hills of Berlin   | Berlin          | 88 lots / 61.109 acres |
| • Estates at Berlin   | Berlin          | 44 lots / 29.28 acres  |
| • Evans Farm, Sec. 6, h. B Revised                                      | Orange          | 24 lots / 3.53 acres   |
| Final   |                 |                        |
| • Hyatts Meadows, Sec. 3, Ph. A, Lot 6790, Div. #1                      | Liberty         | 37 lots / 19.275 acres |
| • Woodcrest Crossing, Section 7   | Liberty         | 44 lots / 19.759 acres |

Variance / Extension

- Weaver Custom Homes – Greyland Estates, Sec 1, Ph B. - Trenton Twp. – requesting additional extension
- SREI Fund IV LLC – Conservancy at Duncan Run – Harlem Twp. – requesting 1 year extension

### 3. Director's Report

#### **The Partnership for a Healthy Delaware County and Health Behaviors Collaborative (Delaware Public Health District)**

A group of agency directors, organizations, businesses, and residents representing multiple sectors of the county that assesses the health of the community and will develop an action plan to improve population health and drive policies, systems, and environmental change. The Collaborative acts as a subcommittee responsible for four strategies that fall within the Health Behaviors priority area of the 2023–2028 Health Improvement Plan. **Brad is part of the 2025 Micro Grant review team and is assisting with the review of 16 grant requests.**

#### **Transportation Advisory Committee**

Hosted by MORPC, these are monthly in-person meetings. **Scott attended on April 2.**

#### **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 April 23<sup>rd</sup> Q2 meeting. Similarly, the Ohio Active Transportation Conference is scheduled for April 29–30<sup>th</sup>, and Staff will be attending.**

#### **Village of Galena Safety Audit – Stakeholder Workshop**

MORPC is assisting the Village with a Complete Streets Safety Audit for their community. During this initial workshop, MORPC staff will provide an overview of an existing conditions assessment and key findings. The intent is to review and discuss traffic safety challenges as well as conditions for walking and bicycling in and around the Village. **Brad will be attending this meeting on April 16<sup>th</sup>.**

#### **DCRPC–Managed Projects**

##### **Harlem Township Zoning Resolution**

Staff is working with the Zoning Commission on various updates in existing sections of the Zoning Resolution. **Scott met with the Zoning Commission on April 14 and the BZC initiated the next set of changes.**

##### **Concord Township Comprehensive Plan**

Staff is working with the Zoning Commission on various updates in existing sections of the Zoning Resolution. **Scott met with the Steering Committee on April 2 – work on background chapters continues.**

##### **Berkshire Township Zoning Project and Comprehensive Plan update**

Township is working with an external consultant to study certain parts of its Zoning Resolution. **Staff is coordinating with consultant and providing GIS information and background material and is updating the full Comprehensive Plan document.**

##### **Shawnee Hills Comprehensive Plan**

Staff has been working on updating the 2016 Plan's background information over the last year. **Brad will be meeting with the Village administrator this week to receive final comments.**

##### **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 the HA Taskforce meeting on April 3<sup>rd</sup> and the Hunger Alliance meeting on March 11<sup>th</sup>.**

#### **Project-specific/other meetings**

**Sunbury Parkway:** ODOT is holding a stakeholder meeting and other study activity for the Sunbury Parkway interchange and extension. <https://PublicInput.com/SunburyParkway>.

**US 23 Connect:** The U.S. 23 Corridor Action Plan was completed in January, explaining the outcome of the 2024 Preliminary Feasibility Study and detailing proposed improvement areas. **A recent article in the Columbus Dispatch noted that the state's transportation budget included money for a specific study for a bypass. The article is included in the [Monthly Mailing](#) page.**

#### **D. Other Business**

1. The Committee discussed granting authority to the Executive Director for first request extensions. Members also discussed amending the Variance Regulations and possibly adding language that deals specifically with time extension variances. The Committee will discuss draft changes at the May Executive Committee meeting.

#### **E. Adjourn**

*Having no further business, Mr. Snodgrass made a motion to adjourn the meeting at 10:00 a.m. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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

17-24                    Hyatts Meadows, Sec. 3, Ph A, Lot 6790, Div.#1 – Liberty Twp. - 37 lots / 19.275 acres

### Conditions

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

**Subdivision Type:** Single Family Planned Residential

**Location:** North of Hyatts Rd., east of Alicia Kelton Dr. / **Zoned:** Planned Residential (PR)

**Preliminary Approval:** 09/16/20

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

### Staff Comments

Hyatts Meadows, Section 3, Phase A was originally platted as a single large lot and intended for future development in August, 2022. This development will include 37 single-family lots and ample open space. It will complete the connections to the Olentangy Falls subdivision to the west and Hyatts Meadows, Section 2 to the east. Preliminary approval was granted on September 19, 2020 and the applicant is now requesting Final Plat approval. This project will complete the Hyatts Meadows subdivision.

The applicant has presented to the RPC Office a Final Plat (mylar) signed by the various County agencies, a requirement for Final approval.

### Staff Recommendation

Staff recommends *Final Approval* of Hyatts Meadows, Sec. 3, Ph A, Lot 6790, Div.#1 to the DCRPC.

### Commission / Public Comments

*Mr. O'Brien made a motion for Final Approval of Hyatts Meadows, Sec. 3, Ph A, Lot 6790, Div.#1. Mr. Weade seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Liberty Twp.). Motion carried.*

24-16.7                    Woodcrest Crossing, Section 7 - Liberty Twp. - 44 lots / 19.759 acres

### Conditions

**Applicant:** M/I Homes of Central Ohio LLC / **Engineer:** EMH & T

**Subdivision Type:** Single Family Residential

**Location:** North of Hyatts Rd., west of Steitz Rd. / **Zoned:** Planned Residential (PR)

**Preliminary Approval:** 12/19/19

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

### Staff Comments

This site was originally platted in December, 2019 in order to dedicate Steitz Road and Hyatts Road right-of-way, establish drainage easements and was intended for future development. Woodcrest Crossing, Section 7 will include 44 single-family lots, ample open space that includes a multi-use path and connect to Heather Ridge subdivision to the west and Woodcrest Crossing, Section 6 to the north. Preliminary approval was granted on December 19, 2019 and the applicant is now requesting Final Plat approval. This project will complete the Woodcrest Crossing subdivision.

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 **Woodcrest Crossing, Section 7** to the DCRPC.

### Commission / Public Comments

*Mr. O'Brien made a motion for Final Approval of Woodcrest Crossing, Section 7. Mr. Weade seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Liberty Twp.). Motion carried.*

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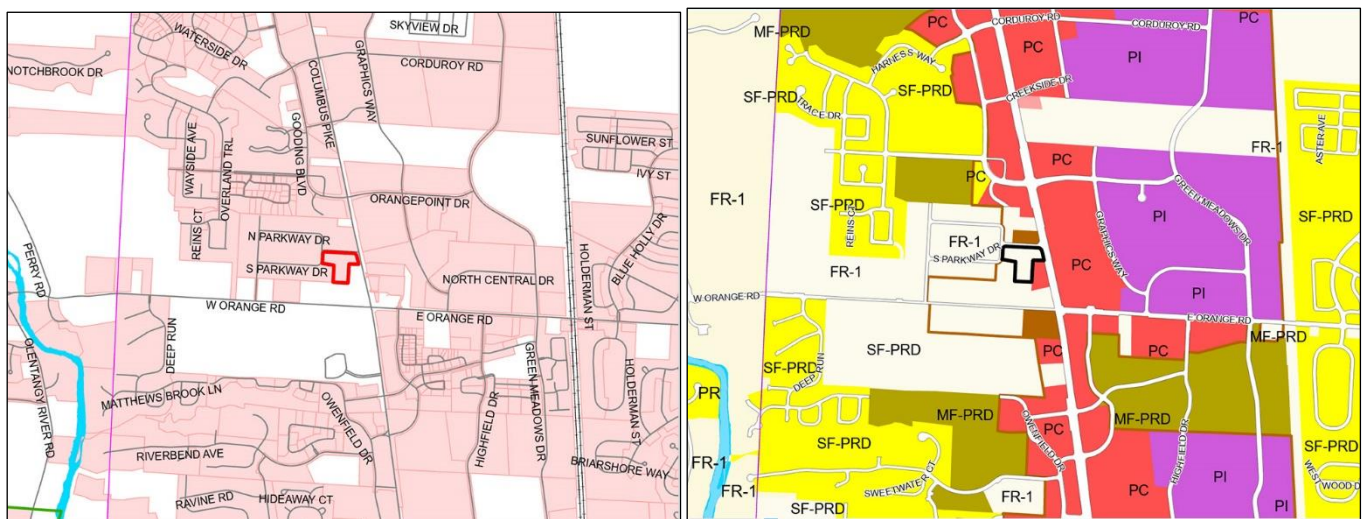
## ZONING MAP/TEXT AMENDMENTS

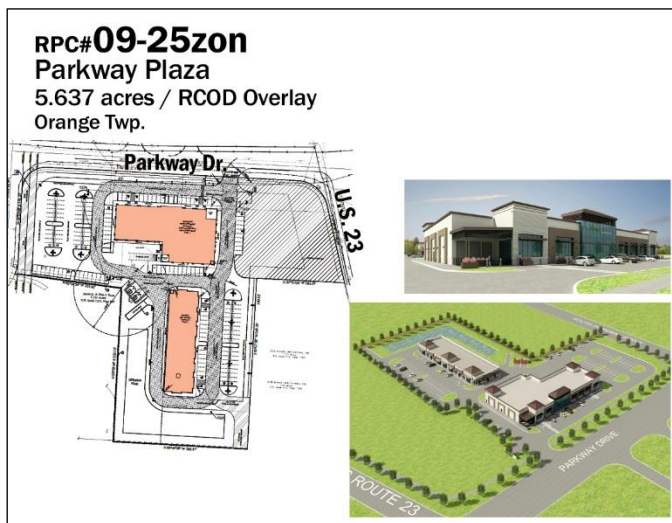
09-25 ZON      Lorgan Columbus Investments LLC - Parkway Plaza – Orange Twp. – 5.637 acres – FR-1 to RCOD

The applicant, Lorgan Columbus Investments LLC, is requesting adoption of the Route 23 Corridor Overlay District (RCOD) Overlay for the 5.806-acre site to allow for a grocery store and commercial retail space.

### Introduction

The request is for application of the RCOD for the 5.637-acre site that was originally platted in 1950 in the West Orange Addition subdivision. It was developed with a home in 1951. The Orange Township Board of Trustees approved the application and development plan on April 2, 2025, which has removed the underlying zoning district.





### Project Overview

The Development Plan calls for a 20,190 square foot grocery store and restaurant to be constructed in phase one and a 13,160 square foot retail building to be constructed in phase two. Other aspects of the development indicate a private driveway with one point of ingress/egress to Parkway Drive, 166 parking spaces, a 5-foot-wide sidewalk along Parkway Drive (titled multi-use path), a 10-foot-wide multi-use path along U.S. 23, a shared access easement adjacent the Pickups Plus Cars site, one stormwater pond, an entry sign, landscaping along the perimeter and a 6-foot wood fence along residential lots. Supermarkets, Grocery Retailers, and Miscellaneous Retailers are listed as “preferred uses” in the development text. This site is included in the Commercial-Office Subarea of the RCOD, which allows for all types of commercial and office establishments and does not specify these uses as “prohibited” in any section of the RCOD.

The Pickups Plus Cars commercial business that is adjacent to the southeast was successfully rezoned in May of last year to allow an expansion. Caliber Collision is just north, and residential uses are to the west of the site within the West Orange Addition subdivision.

### Platting

Based on the future creation of access easements, extensive utility easements and being that this site is currently platted as a residential subdivision, development of the site will require a plat.

No action is required of the RPC as the overlay has already been adopted by the Township Trustees.

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Staff supports this request as the Berlin Township Comprehensive Plan supports commercial uses in this area, approved development standards are not changing, 10-foot-wide shared use paths will be provided along Piatt Road, Shanahan Road, and Hollenback Road, and the Delaware County Engineer's office prefers the new configuration.

### **Staff Recommendations**

Staff recommends **Approval** of the rezoning request by Evans Farm Delaware LLC for the PRD and PCD amendments to the DCRPC, Berlin Twp. Zoning Commission, and Berlin Twp. Trustees.

### **Commission / Public Comments**

No one was present to represent the application.

Mr. O'Brien asked if the intent is to keep the 11 acre the same, he feels it defeats the point to keep the .4 acres an island all by itself. Mr. Sanders stated that he believes that is for the curvature for a future road. Mr. O'Brien believes all the land should be contiguous.

*Mr. Matlack made a motion to recommend **Approval** of the rezoning request by Evans Farm Delaware LLC for the PRD and PCD amendments. Mr. Manley seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.*

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## **11-25 ZON      Harlem Twp. Zoning Commission – Zoning Resolution amendments (C-1 and C-2)**

### **Request**

DCRPC staff has been working with the Harlem Township Zoning Commission on a number of changes over the past two years, recently working on the Neighborhood Office District (C-1) and Neighborhood Commercial District (C-2) in the zoning resolution. The Zoning Commission initiated these changes on April 14<sup>th</sup>.

### **Summary**

**C-1 (Neighborhood Office District):** General language changes are intended to clarify the Permitted Uses, ensuring they fit into an office setting. Changes also add drive-thru facilities as a **Prohibited use**. A "Lot Size" section has been updated to include a minimum lot size of 2-acres. However, it also states "unless evidence can be provided that all requirements (setbacks, building size, parking, and waste treatment) can be provided." The purpose of this language is to ensure lot size is adequate unless evidence can be provided that a smaller site can be justified. Screening is also clarified, as the intent of both of these districts is for infill development that may be close to neighboring uses.

**C-2 (Neighborhood Commercial District):** These are also general language changes including the addition of **permitted** uses that would typically be appropriate for small-scale retail uses; including bakeries, ice cream, private copying, mailing, mailbox services, veterinarians, and other licensed medical fields, financial consultants, exercise, fitness, health, and dance studios, computer sales and repair facilities, lawn and garden equipment sales and service. **Conditional uses** will include outdoor patios for permitted eating and drinking establishments (with limitations) and automobile repair/service facilities. **Prohibited uses** include certain drive thru facilities. The minimum lot size language will match the C-1 amendments and noise restrictions

are added, included since the impacts of outdoor patios would need to be mitigated.

**Staff Comments**

The Noise requirement added to C-2 may also be appropriate for C-1.

**Staff Recommendation**

Staff recommends **Conditional Approval** of the text amendments to the Harlem Township Zoning Resolution, to the DCRPC, Harlem Twp. Zoning Commission and Harlem Twp. Trustees, *subject to:*

1. Add the word “District” to the end of the C-2 title for consistency with other districts.

**Commission / Public Comments**

*Ms. Holt made a motion to recommend Conditional Approval of the text amendments to the Harlem Township Zoning Resolution, subject to staff comments. Mr. O’Brien seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

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12-25 ZON      Bunty and Owen Holdings LLC – Concord Twp. – 16.488 acres – FR-1 to PCD

### Request

The applicant, Bunty and Owen Holdings LLC, is requesting a 16.488-acre rezoning from FR-1 to PCD for the development of Columbus Soccer Academy – Outdoor Field.

### Conditions

**Location:** northwest corner of Bunty State Rd. and Owen Fraley Rd.

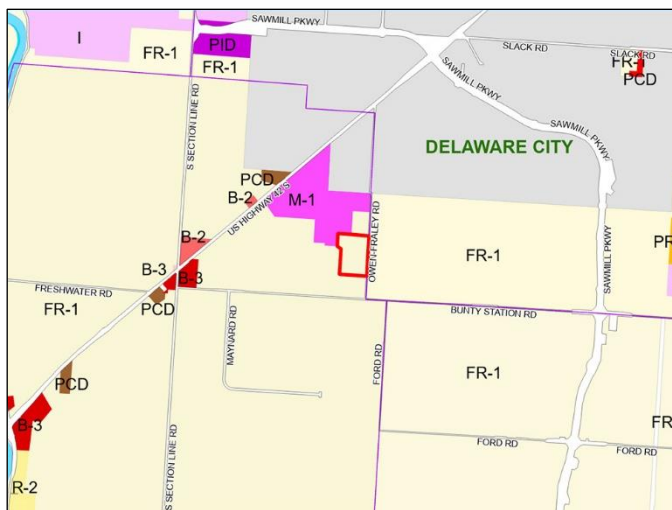
**Present Zoning:** Farm Residential (FR-1) / **Proposed Zoning:** Planned Commercial and Office District (PCD)

**Present Use(s):** vacant / **Proposed Use(s):** soccer facility/field, parking

**Existing Density:** 1 du / 1.5 acres **Proposed Density:** N/A

**School District:** Buckeye Valley / **Utilities Available:** No water service and private on-lot treatment systems

**Critical Resources:** none / **Soils:** BoA, PwA



### Introduction

Staff notes that this project was presented to the RPC in October, 2024, but was withdrawn by the applicant at the Township Zoning Commission level. The use is generally the same, with a slight change in property boundaries and removal of a tree farm agricultural use.

The area to be rezoned fronts on Owen-Fraley Road and is just north of Bunty Station Road. This request would allow 16.488-acres to be used and developed with a 10,440 square foot maintenance/office building (with a 200 sq. ft. porch), 600 square foot portable restroom building, one turf soccer field, one grass soccer field, indoor practice facility, 82 parking spaces, a stormwater pond, and an area reserved for future on-site wastewater treatment. Columbus Soccer Academy will utilize the property primarily for soccer practice and for occasional games on the turf field. Event capacity is anticipated to be a maximum of 30 players and 60 spectators. No more than one game will be played on-site at any time, practice will be limited to two teams preparing for a game, three full-time employees (two athletic managers and a facility manager) and volunteers will assist with day-to-day activities. Hours of operations for indoor fields will be weekdays, 4:30 p.m. to 9:00 p.m., Saturdays 8:30 a.m. to 8 p.m. and Sundays 8:30 a.m. to 7:30 p.m. Hours of operation for outdoor fields will be limited.

### **Comprehensive Plan**

Concord Township's 2021 Comprehensive Plan includes the site in Subarea V – Upper Scioto and recommends industrial zoning and uses when agriculture is no longer viable. Light industrial uses are supported in order to broaden the jobs and tax-base and to prevent property taxes from rising faster than the growth in the tax base. When commercial/industrial uses are proposed, they should provide a dense landscape buffer when adjacent to residential uses. A road connecting Bunty Station to U.S. 42 is also recommended in this area.

The use in general would be a positive addition to the township and the Plan does support the addition of active and passive recreational uses in the township. However, it is not supported for this specific site.

### **Issues**

#### **Traffic and access:**

Two driveways will gain access from Owen-Fraley Road, and both will be gated when the fields are not in use.

Note: The applicant's response to #5/Transportation Facilities on page 11 of the submittal indicates that "Shared parking will be provided in a gravel parking lot..." This appears to be in error as the plan sheets state "Asphalt Drive," but the plan and text should clearly state the drive and parking areas will be constructed of a permitted surface.

#### **Drainage:**

A drainage plan was submitted and a stormwater pond is proposed along with roadside drainage along Owen-Fraley Road.

#### **Signage:**

A sign detail was submitted. One pole sign is proposed outside of the ROW at the entrance, not to exceed 6 sq. ft. per side and indicates "Columbus Soccer Academy" and address.

#### **Lighting:**

No exterior lighting is proposed, other than four shielded fixtures above the entrance on the proposed building.

#### **Sanitary Treatment:**

Only portable restrooms are indicated. There is an area reserved for future on-site wastewater treatment if needed.

#### **Landscaping:**

A landscaping plan was submitted. A vegetative buffer will be planted along all sides of the property to screen

the use; existing trees will be located in an easement to be preserved.

### **Divergences**

One divergence is requested:

1. **Sec. 19.06(g)** – No use shall be established and no structure shall be constructed until the site has been platted. The applicant requests the ability to split the proposed PCD lot(s) prior to occupancy through the traditional lot split process and does not feel that a plat is necessary, nor should be required. The cross-access easement and landscaping easements shall be recorded prior to the Zoning Inspector signing off on occupancy of the proposed commercial use.

***Staff Comment:** Based on the majority of the site being used for outdoor recreation, no easements are necessary and the lots to be split outside of this rezoning will be zoned FR-1, Staff has no concerns with this request.*

### **Staff Comments**

Staff believes the soccer fields could be an added amenity for the area and would serve the greater community. However, this property is on the fringe of what is expected to develop with industrial uses and there are other areas of the township that could support the proposed uses. Staff understands that adjacent areas have been recently subdividing into smaller tracts, impacting the ability of this area to develop industrially. If the Zoning Commission and Trustees approve the request, Staff's recommendation would be to *amend the Comprehensive Plan to reduce Industrial recommendations from parcels that don't have frontage on U.S. 42.*

### **Staff Recommendations**

Staff recommends **Denial** of the rezoning request by Bunty & Owen Holding LLC from FR-1 to PCD to the DCRPC, Concord Twp. Zoning Commission and Concord Twp. Trustees, *based on the recommendations of the Comprehensive Plan.*

### **Commission / Public Comments**

Mr. Joe Clase, Plan 4 Land, was present to represent the applicant. He explained that they have spent the last 6 months speaking with neighbors and feel like they have gotten their support. He pointed out the restrooms were a point of contention with the Zoning Commission last fall so should be a permanent restroom on the plan to the rear of the building, to the west of the main facility. They are hoping to add a detached restroom for the outdoor play.

Ms. Winborne asked that the speed limit in the area be taken into consideration due to the number of children this kind of project will have. Mr. Ferguson stated that a traffic access study would be required. Mr. Clase said that Owen-Fraley Road has a speed limit of 45 mph and that there is an established tree line along the roadway.

Ms. Holt asked if the intent of the Planned Commercial and Office District includes recreational facilities. Mr. Fisher stated that this district was the only one that made sense for this use and did not think there was another district that allowed for it. Mr. Clase stated that the Township did direct them to the Planned Commercial district.

Chairman Shafer asked if this presented plan addresses the feedback from the Township. Mr. Clase stated it did, as it allowed some buffer between the newly split residential lots nearby. He explained that this site does not have water so they are working with a well and it is not suitable for single family residential lots but feels this is a better long term solution.



Mr. Weade asked who would enforce the limitation on only one game at a time since there are two soccer fields proposed. He is also concerned with the limited parking. Mr. Clase explained that this is a Club (Columbus Soccer Academy). Their interest is to have a dedicated training facility. They have one turf field to play games and the grass field set up to the back is for scrimmage play. There is parking for two fields. The outdoor fields will be used in summer on weekends and the indoor field would be used during the week. They have also committed to asphalt (not gravel) parking areas.

Mr. O'Brien explained that he appreciated staff recommendation. He stated that it seems like there are two paths the applicant could go. They could change the comp plan or change the zoning code to include this as an allowable use in the Industrial District.

Ms. Windborne questioned the amount of provided parking with playing teams and teams coming in for the next games. Mr. Clase said the incoming teams may park at the main facility to the north. There is a sidewalk that connects the two. If both areas are full, there is a place on the site for overflow. There is room on-site to expand parking. Mr. Shafer asked if the proposal met the Township parking standard. Mr. Clase said it did.

***Mr. O'Brien made a motion to Deny the rezoning request by Bunty & Owen Holding LLC from FR-1 to PCD based on recommendations of the Comprehensive Plan. Ms. Holt seconded the motion. VOTE: Majority For Denial, 2 Opposed (Galena and Orange Twp.), 1 Abstained (Ashley). Motion carried.***

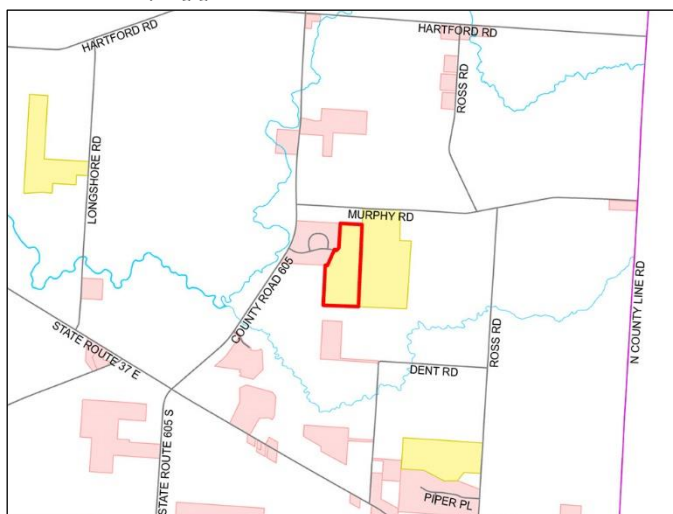
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## VARIANCE / EXTENSION

13-22.V      Weaver Custom Homes – Greyland Estates, Sec. 1, Ph. B - Trenton Twp. – requesting additional extension via Variance

**Applicant:** Troy Fritz, Weaver Custom Homes / **Engineer:** SJL Inc.

**Preliminary approval:** 04/28/22 / **Extensions:** 04/25/24 - 04/25/25



**RPC#13-22**  
**Greyland Estates**  
**Section 1, Phase B**  
24 lots / 47.5 acres  
Trenton Twp.



### **Request**

The applicant, Weaver Custom Homes, is requesting a Variance for a one-year extension of the Preliminary Plan approval of Greyland Estates, Section 1, Phase B. The site is located on the east side of County Road 605, south of Murphy Road. Section 1, Phase A was recorded on October 16, 2007 and a new Preliminary plan for the remaining acreage was approved in 2022.

### **Facts**

- 1) Section 204.04 of the Subdivision Regulations states that the Preliminary Plan shall expire if a complete Final Plat application for the first phase is not submitted within two (2) years of Preliminary Plan approval;
- 2) Greyland Estates, Section 1, Phase B received Preliminary approval on April 28, 2022;
- 3) The applicant received a one-year extension in April 2024 – April 2025; and
- 4) The applicant is requesting a one-year extension via Variance.

### **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 shall not be 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:*** "Currently, we are requesting an extension for the final plat submission for the Greyland Estates, Sec. 1, Ph. B for the period of 1-year. We anticipate completion in early 2026. We are currently navigating a split-jurisdiction with the electric infrastructure."

***Staff comments:*** Staff understands the frustration with potential delays from utility providers; however, based on aerial imagery from March, 2025 no improvements have been made to the site. Additionally, there are ten lots still vacant in Greyland Estates, Section 1, Phase A, which are under the same ownership as Phase B.

### **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 one-year extension for **Greyland Estates, Section 1, Phase B** be Approved with the condition that no future extensions by variance be approved without substantial progress made with onsite infrastructure.



**Commission / Public Comments**

Mr. Troy Fritz, Weaver Custom Homes, was sworn in. He explained that they are continuing to work through the split jurisdiction issue with the electrical companies. He anticipates starting this fall. He stated that they are also looking at preliminary plans for Phase 3.

Mr. O'Brien stated that based on the criteria, he doesn't feel the split utility issue should warrant a variance and is opposed.

Ms. Holt stated she is concerned about the limited progress of the first phase.

Chairman Shafer explained that he did direct Mr. Sanders to review the approval timelines and to draft possible revisions of extension and variance regulations.

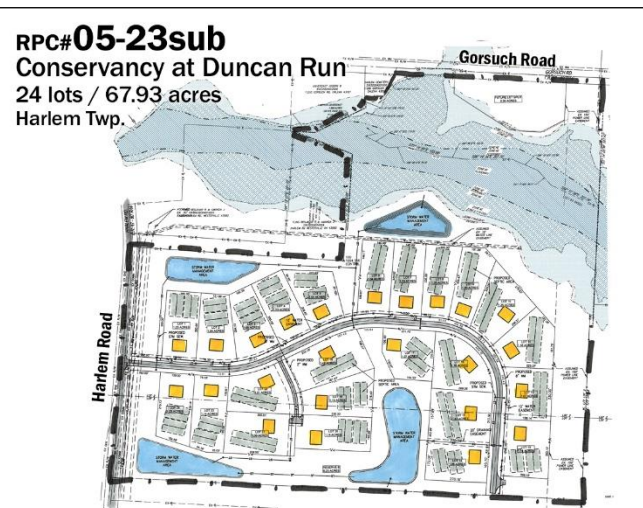
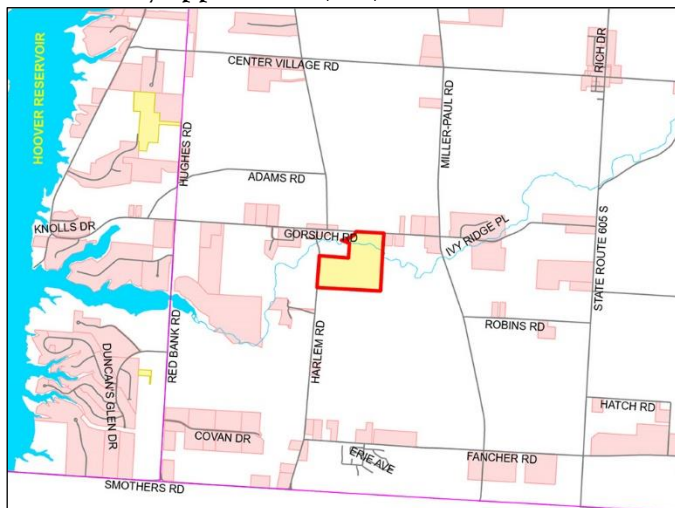
Ms. Holt asked the reason that the lots aren't selling in the first phase. Mr. Fritz explained that they are a custom builder and the exclusive builder in the development.

Mr. Shock asked what the conflict was with the split jurisdiction. Mr. Fritz explained that the original development was AEP and they had intended on extending into these other phases. They purchased the project in 2019-2020.

***Mr. Shock made a motion to Approve the Variance request as recommended by Staff and a one-year extension. Mr. Manley seconded the motion. HAND VOTE: 19 For, 4 Opposed. Motion carried.***

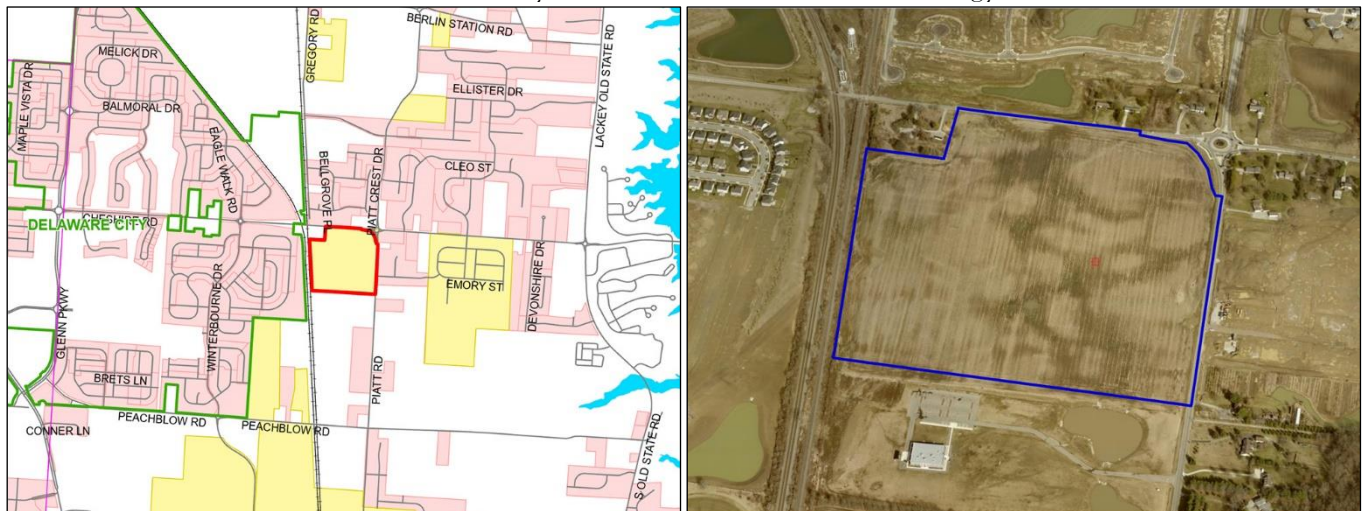
05-23                      SREI – Conservancy at Duncan Run – Harlem Twp. – requesting 1 year extension

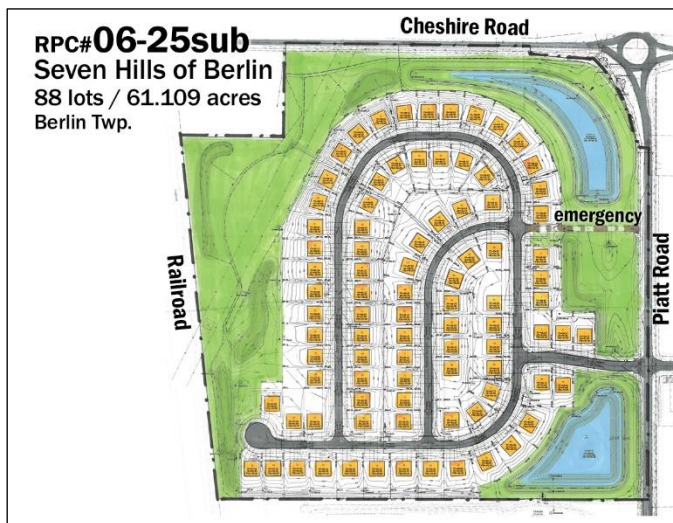
**Applicant:** SREI Fund IV LLC / **Consultant:** Plan 4 Land  
**Preliminary approval:** 04/27/23



**Staff Comments**

The applicant is requesting a one-year extension for the Conservancy at Duncan Run in order to complete the





### Staff Comments

Seven Hills of Berlin residential subdivision fronts on both Cheshire Road and Piatt Road, with railroad tracks to the west and a religious use to the south. The development will include 88 single-family lots with lot configurations and sizes ranging from 0.252-acres to 0.487-acres. Open space of 40 percent (24.588 -acres) is provided, which includes two stormwater ponds, 6 to 10-foot-wide multi-use paths, landscaping and mounding, cluster mailbox units with parking, playground, and a picnic shelter. The development will gain access from Piatt Road, include an emergency access drive north of the main entrance, and include internal public streets that terminate with a cul-de-sac to the west. Five-foot-wide sidewalks are located on both sides of the subdivision streets, which connect to multi-use paths on site. This development will occur in two phases; 42 lots in phase one and 46 lots in phase two.

*A technical review was held on April 15, 2025, after which the applicant has addressed all of the required changes.*

### Staff Recommendation

Staff recommends *Preliminary Approval* of **Seven Hills of Berlin** to the DCRPC.

### Commission / Public Comments

Mr. Matt Gerken, Terrain Evolution, was present to represent the applicant.

Mr. Manley asked if this development requires a Cluster Mailbox Unit (CBU)? Mr. Gerken stated that he believes that all new subdivisions are required to have the cluster mailboxes by the Postal Service.

Ms. Holt asked if access will be allowed on Cheshire Rd? Mr. O'Brien stated that they know it is not. The County Engineer is going to put a railroad overpass there.

*Mr. Manley made a motion for Preliminary Approval of Seven Hills of Berlin. Mr. Weade seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.*

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07-25

Estates at Berlin – Berlin Twp. - 44 lots / 29.28 acres

### Conditions

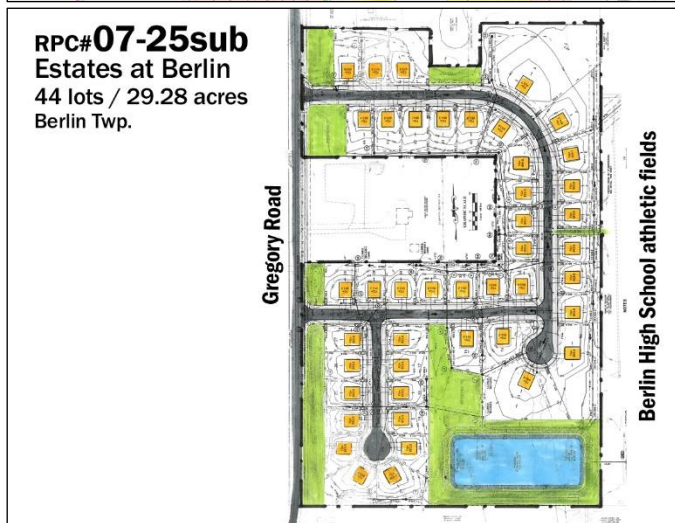
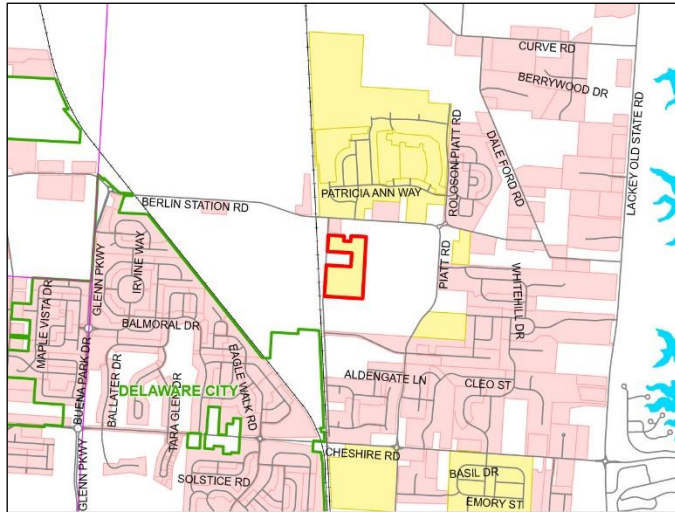
**Applicant:** Addison Properties / **Engineer:** Advanced Civil Design

**Subdivision Type:** Single Family Residential

**Location:** East side of Gregory Rd., south of Berlin Station Rd. / **Current Land Use:** Vacant

**Zoned:** R-1.85/PRD / **Zoning Approval:** December 23, 2024

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



### Staff Comments

Estates at Berlin will be a residential subdivision fronting on Gregory Road and bordered by developed single-family residential lots to the north and south and the Olentangy Berlin High School to the east. The development will include 44 single-family lots with a mix of lot configurations and sizes ranging from 12,542 square feet to two acres. Open space of 22.71 percent (6.65 acres) is provided, which includes one stormwater pond, an 8-foot-wide multi-use path that connects to the high school, landscaping and mounding, and cluster mailbox units with parking. The development will have two access points along Gregory Road and include internal public streets that terminate with two cul-de-sacs. Five-foot-wide sidewalks are located on both sides of the subdivision streets, which connect to the multi-use path. This development will occur in two phases; 25 lots in phase one and 19 lots in phase two.

*A technical review was held on April 15, 2025, after which the applicant has addressed all of the required changes.*

### **Staff Recommendation**

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

### **Commission / Public Comments**

Mr. David Denniston, Advanced Civil Design, was present to answer questions from the Commission.

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

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08-25                      Evans Farm, Sec. 6, Ph. B Revised – Orange Twp. - 24 lots / 3.53 acres

### **Conditions**

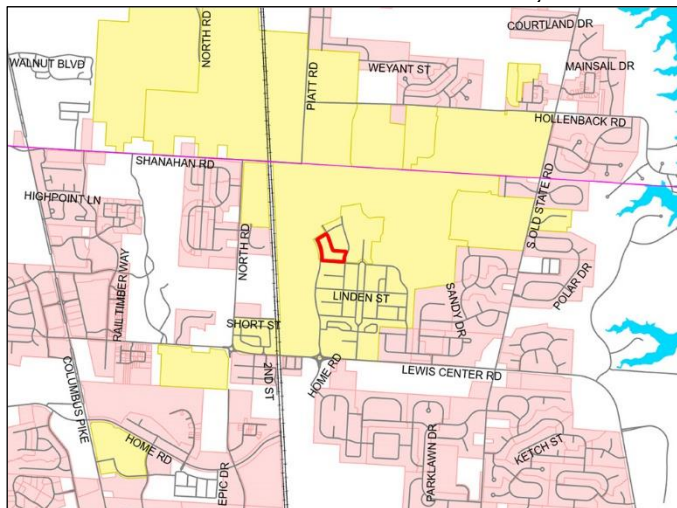
**Applicant:** BZ Evans II, LLC and Bavelis Zenios Development, LLC. / **Engineer:** Kimley-Horn & Assoc.

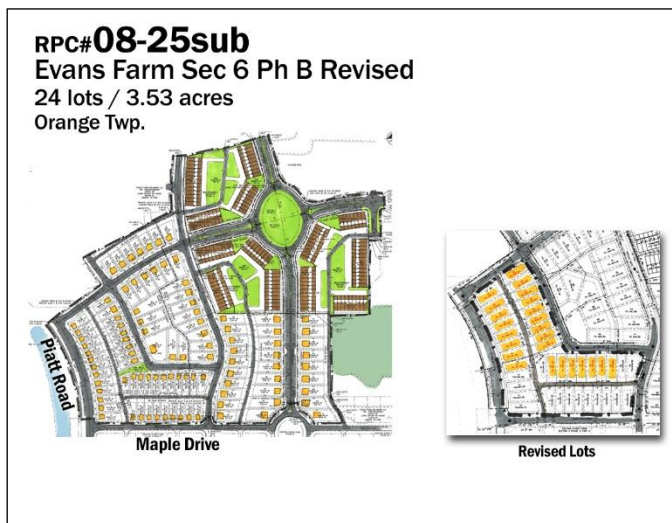
**Subdivision Type:** Single-Family Residential

**Location:** North side of Maple Drive West, east of Piatt Rd. / **Current Land Use:** Vacant

**Zoned:** Single-Family Planned Residential (SFPRD) / **Zoning Approval:** March 21, 2016

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





### Staff Comments

Evans Farm, Section 6, Phase B was platted in February of this year. However, the developer wishes to revise the configuration of 24 lots of the original 51 recorded lots, which will remove two lots and allow the others to be widened. Other than these proposed lot modifications, the plat will remain as recorded (existing right-of-way, 0.639-acres of open space, and rear-alley access).

*A technical review was held on April 15, 2025, after which the applicant has addressed all of the required changes.*

### Staff Recommendation

Staff recommends *Preliminary Approval* of Evans Farm, Section 6, Phase B Revised to the DCRPC.

### Commission / Public Comments

Mr. Scott Mincks, Kimley-Horn, was present to represent the applicant.

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

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*Having no further business, Mr. Matlack made a motion to adjourn the meeting at 6:48 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,  
May 29, 2025, 6:00 PM at the Bxibe Campus Conference Room, 1610 State Route 521,  
Delaware, Ohio 43015.*