

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, August 28, 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 July 31, 2025 RPC Minutes
- Executive Committee Minutes of August 20, 2025
- Statement of Policy

POLICY / EDUCATION DISCUSSION

- Consideration for approval of Resolution #01-25 Amendment to the Subdivision Regulations of Delaware County

CONSENT AGENDA (Final Plats)

		Township	Lots/Acres
15-21	Tranel CAD	Radnor	3 lots / 8.464 acres

ZONING MAP/TEXT AMENDMENTS

26-25 ZON	Liberty Twp. Zoning Commission - Zoning Resolution text amendments
27-25 ZON	RS8 Properties LLC - Harlem Twp. - 4.995 acres - AR-1 to FR-1
28-25 ZON	Ohio Land Developers LLC - Scioto Twp. - 1.5 acres - FR-1 to PC
29-25 ZON	Harlem Twp. Zoning Commission - Zoning Resolution text amendments (Industrial District)

OTHER BUSINESS

RPC STAFF AND MEMBER NEWS

ADMINISTRATIVE BUSINESS

- **Call to Order**

Vice Chairman Snodgrass called the meeting to order at 6:15 p.m.

- **Roll Call**

Representatives: Stephen Serio, Ric Irvine, Duane Matlack, Barb Lewis, Glynnis Dunfee, Mike Benedetti, Sarah Holt, Matt Shock, David Willyerd, Staci Hood, Robin Duffee, Joe Proemm, Ed Snodgrass, Dan Boysel, Herb Ligocki, Molly Drayer, Kent Manley, Mike Dattilo, and Doug Price. *Alternates:* Kathy Winbourne, Chad Green. *Staff:* Scott Sanders, Brad Fisher, Da-Wei Liou and Stephanie Matlack.

- **Approval of the RPC Minutes July 31, 2025**

Ms. Holt made a motion to Approve the minutes from the July 31st meeting as presented. Mr. Manley seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- **August 20, 2025 Executive Committee Minutes**

A. Call to order

Chairman Shafer called the meeting to order at 9:00 a.m. Present: Joe Shafer, Gary Merrell, and Tiffany Maag. Absent: Ed Snodgrass and Robin Duffee. Staff: Scott Sanders and Stephanie Matlack.

B. Approval of Executive Committee Minutes from July 23, 2025

Mr. Merrell made a motion for Approval of the minutes from the July 23rd meeting. Ms. Maag seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

C. New Business

1. Financial / Activity Reports for July

REGIONAL PLANNING RECEIPTS		JULY	YTD TOTAL
General Fees (Lot Split)	(4201)	\$820.00	\$7,790.00
Fees A (Site Review)	(4202)	\$800.00	\$3,600.00
Insp. Fees (Lot Line Transfer)	(4203)	\$400.00	\$2,100.00
Membership Fees	(4204)		\$280,876.25
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$1,880.24	\$11,186.43
Assoc. Membership	(4206)		
General Sales	(4220)		
Charges for Serv. A (Prel. Appl.)	(4230)	\$2,340.46	\$57,971.52
Charges for Serv. B (Final. Appl.)	(4231)	\$31,060.46	\$70,692.17
Charges for Serv. C (Ext. Fee)	(4232)		\$2,100.00
Charges for Serv. D (Table Fee)	(4233)		
Charges for Serv. E (Appeal/Var.)	(4234)	\$500.00	\$3,511.06
Charges for Serv. F (Planned District Zoning)	(4235)	\$2,250.00	\$3,750.00
Charges for Serv. G (Easement / Plat Vacation)	(4236)		\$500.00

OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$100.00	\$1,725.00
Soil & Water Fees	(4243)	\$600.00	\$3,800.00
Commissioner's fees	(4244)	\$759.00	\$1,770.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		
Other Reimbursements A	(4721)		
Other Misc. Revenue (GIS maps)	(4730)		
Misc. Non-Revenue Receipts	(4733)		
Sale of Fixed Assets	(4804)		
TOTAL RECEIPTS		\$41,510.16	\$451,372.43

Balance after receipts	\$1,192,520.19
Expenditures	<u>\$ 42,920.59</u>
End of July balance (carry forward)	\$1,149,599.60

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

2. RPC Preliminary Agenda August

- | | | |
|---|-----------------|-----------------------|
| a) Sketch Plans | <u>Township</u> | <u>Lots/Acres</u> |
| • Shakti Dhara Ridge | Delaware | 79 lots / 23.73 acres |
| • 6701 Miller Paul Road | Harlem | 3 lots / 17.91 acres |
| • Christensen CAD | Porter | 3 lots / 25.554 acres |
| b) Zoning Map / Text Amendments | | |
| • Liberty Township Zoning Commission – text amendments | | |
| • RS8 Properties LLC – Harlem Twp. – 4.995 acres – AR-1 to FR-1 | | |
| • Ohio Land Developers – Scioto Twp. – 1.5 acres – FR-1 to PC | | |
| c) Subdivision Projects | <u>Township</u> | <u>Lots/Acres</u> |
| Final | | |
| • Tranel CAD | Radnor | 3 lots / 8.464 acres |

3. Director's Report

Transportation Advisory Committee

Hosted by MORPC, these are monthly in-person meetings. **Scott attended on August 6.**

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. **Staff will be attending a**

Stakeholder Workshop on August 27th. The discussion topics for this meeting will focus on connections along and around the US 23 corridor.

Central Ohio GIS Users Group

Hosted by MORPC, these are hybrid meetings that occur quarterly. GIS tips, tools, projects, data, maps and apps are shared by various agencies. **Da-Wei and Brad will be attending the August 20th virtual meeting.**

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 August 11 to discuss the final Article (Industrial).**

Berkshire Township Zoning Project

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.

Radnor Township

Staff has begun conversations with Radnor Township about creating their first Comprehensive Plan. **Scott and Brad attended the first introduction meeting was August 14th. Once a Comp Plan is adopted the Township also intends on adopting their own Zoning Resolution.**

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 August 6, next deliverable is a full first draft.**

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 Hunger Alliance meeting on August 8th, discussed the completion of all four Community Conversation meetings and the next steps (Community Conversation Reports and Policy Brief) prior to finalizing the project in September.**

Project-specific/other meetings

Sunbury Parkway: Groundbreaking on Phase 1 was held in July. Phase 1 will include the bridge and connection to and extension of Wilson Road. <https://PublicInput.com/SunburyParkway>.

US 23 Connect: No specific updates, but some initial alignments of intersections are being discussed. Our Development Pattern Map has been updated to indicate study at Orange, Home, Coover, and 229. <https://publicinput.com/23connect>.

D. Adjourn

Having no further business, Mr. Merrell made a motion to adjourn the meeting at 9:53 a.m. Ms. Maag seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Wednesday, September 17, 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.

POLICY / EDUCATION DISCUSSION

- Consideration for approval of Resolution #01-25 Amendment to the Subdivision Regulations of Delaware County

RESOLUTION NO. 01-25

**RESOLUTION ADOPTING AMENDMENTS TO THE SUBDIVISION REGULATIONS
OF DELAWARE COUNTY, OHIO
PURSUANT TO THE OHIO REVISED CODE
SECTIONS 711.10 and 711.133**

WHEREAS, The Delaware County Regional Planning Commission (hereinafter the “Commission”) originally adopted Subdivision Regulations of Delaware County, Ohio on March 16, 1967 and subsequently amended those regulations on July 27, 1986; April 1, 1992; July 20, 1992; January 1, 1997; July 23, 1998; September 9, 1998; January 2, 2007; September 6, 2007; June 20, 2013; October 27, 2016; November 30, 2017; February 15, 2018; June 28, 2021; November 1, 2021 and

WHEREAS, pursuant Ohio Revised Code Section 711.10 the Commission has authority to adopt general rules, of uniform application, governing plats and subdivisions of land falling within its jurisdiction, to secure and provide for the proper arrangement of streets or other highways in relation to existing or planned streets or highways or to the county or regional plan, for adequate and convenient open spaces for traffic, utilities, access of firefighting apparatus, recreation, light, and air, and for the avoidance of congestion of population; and

WHEREAS, the Commission has determined to amend various sections of the Subdivision Regulations of Delaware County, Ohio, in the form attached hereto; and

WHEREAS, the Commission has determined the amendments are in the best interest of the citizens of Delaware County, Ohio.

NOW THEREFORE, upon introduction and motion of _____, seconded by _____, **BE IT RESOLVED BY THE DELAWARE COUNTY REGIONAL PLANNING COMMISSION THAT:**

Section 1. The amended Subdivision Regulations of Delaware County, Ohio, are hereby adopted. A copy of the amended Subdivision Regulations of Delaware County is attached hereto and incorporated herein and made part of this Resolution.

Section 2. Pursuant to Ohio Revised Code Section 711.132, the amended Subdivision Regulations of Delaware County, Ohio shall be effective upon approval and adoption by the Delaware County Commissioners.

Section 3. Upon approval and adoption of the amended Subdivision Regulations of Delaware County, Ohio by the Delaware County Commissioners, the Commission hereby authorizes the Chairperson of the Commission to certify a copy of the same to the Recorder of Delaware County, Ohio.

Section 4. It is found and determined that all formal actions of this Commission concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Commission, and that all deliberations of the Commission and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 5. This Resolution shall be in full force and effect immediately upon approval by the Delaware County Commissioners.

Mr. Price made a motion to Approve Resolution 01-25. Mr. Matlack seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

(See attachment.)

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CONSENT AGENDA (Final Plats)

15-21 Tranel CAD – Radnor Twp. - 3 lots / 8.464 acres

Conditions

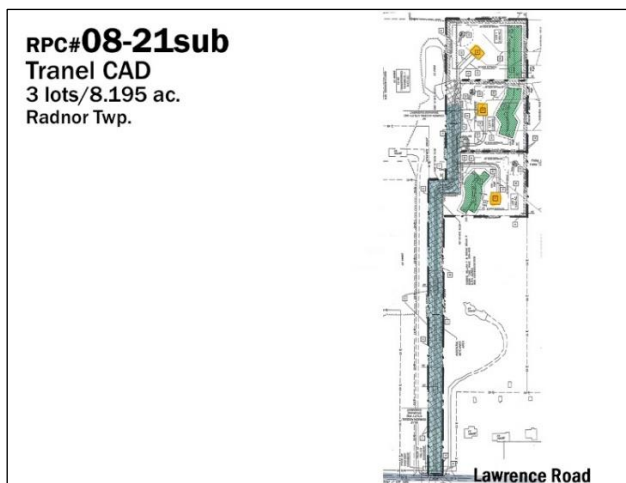
Applicant: Andy Tranel / **Consultant:** Plan 4 Land

Subdivision Type: Single Family Residential, Common Access Driveway

Location: North side of Lawrence Rd., west of SR 203

Zoned: FR-1 (Farm Residential) / **Preliminary Approval:** 08/26/21

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



Staff Comments

Tranel CAD is a 3-lot subdivision utilizing a Common Access Driveway, located on the north side of Lawrence Road between Meredith Road and S.R. 203. Preliminary approval was granted on August 26, 2021, 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 **Tranel CAD** to the DCRPC.

Commission / Public Comments

Ms. Holt made a motion for Final Approval of Tranel CAD. Mr. Setzer seconded the motion. VOTE: Majority For, 0 Opposed, 2 Abstained (Radnor Twp. and Building Safety). Motion carried.

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ZONING MAP/TEXT AMENDMENTS

26-25 ZON Liberty Twp. Zoning Commission – Zoning Resolution text amendments

Request

On 07/23/25, the Liberty Township Zoning Commission initiated a number of changes to their Zoning Resolution.

Summary

- Section topics were moved to different articles as deemed appropriate to reduce redundancy and improve readability.
 - Ex: Title, purpose, interpretations of standards, severability, repeals, and buildings under construction and new construction sections have all been moved and assembled under Article 1 – General Provisions. General Applicability of Zoning Resolution was added to this article. Definitions is being moved to the end.
- Some general development standard items were pulled from individual articles and placed in their own articles.
 - Ex: Fences and Walls, Swimming Pools, and a Special and Miscellaneous Standards section was created to house Agritourism, Entry Features, Wind and Solar, and other limited uses.
- Setback table under 4.16.A should say **ALL Residential District “unless otherwise defined below.”**
- 4.16.B – front setback listed for RR-1 references “4.15.A” and should be “4.16.A.”
- Side yard setbacks for RR-1, PR1.5, PR4, and Mixed Use Residential Buildings is 25 feet. This results in a 50 foot buildings separation which has resulted in numerous divergence requests over the years. This is the most restrictive (or most generous) among all the township planned residential districts. Narrower sideyards may result in more useable yard space and open space while reducing the length and amount of public infrastructure per lot. Staff recommends the Zoning Commission reconsider

this and recommends 12.5 for the PR4 and MU districts. Staff recommends the same for the PR1.5 (Heathers at Golf Village, Harvest Point, Woodcrest Crossing).

- It is also interesting that despite the wide side-yard setbacks, there is no required minimum frontage or minimum lot size for the PR1.5 district. Staff recommends considering a minimum.
- The Farm Residence District (FR-1) has become Rural Residence District (RR-1). The current lot size of 1 acre remains unchanged.
- The Planned Residence District is proposed to be renamed the Planned Residence-1.5 District to relate to the allowable density. This is similar to recent changes in Berlin Township's resolution. **The first paragraph is written with Districts as plural and should be amended to singular for consistency.**
- The Planned Multi-Family Residence District is being renamed the Planned Residence District 4 or PR4). Again this title is related to the allowable density. **Titles should be consistent –**

**Planned Residence-1.5 District compared to
Planned Residence District 4.**

- A Mixed Use District (MU) was also added. The language provides for single-family at a maximum 1.5 units per net acre in the area to be developed with single-family, multi-family 2-3 unit buildings at a maximum 6 units per net acre, and multi-family units with 4 or more units at a max density of 10 units per net acre. No more than 20 percent of the net developable acres of the area may be comprised of multi-family units. **Staff is unclear whether Net Developable Acreage should be used in this last bullet point as NDA is only applied per development area and it is safe to simply say 20% of the gross area. Also, this district lists its own Landscaping section which is very general. It appears this article could just reference the Article 4 Landscape standards similar to the other Planned Residence districts.**
- The MU District requires that a portion of the project include Commercial Uses but does not specify a percentage.
- The MU District relies heavily on the Comprehensive Plan recommendations, much more than other districts (called out 7 times).
- POD23 overlay was removed as that area was rezoned under the Planned Residential district and has been developed as the Hyatts Meadows residential subdivision.
- The POD 18 overlays remain unchanged.
- **Formatting: the draft simplifies the previous lettering convention. However, the following are inconsistent and should be updated: Section 14.01 (1 - 7) should be changed to 14.01.A – 14.01.G. Section 14.02 (1) - 14.02 (5) changed to 14.02.A - 14.02.E. Section 14.03 (1 - 2) changed to 14.03.A - B. Section 20.01 (1 - 7) changed to 20.01.A - G. Section 20.02 (1 - 5) changed to 20.02.A - E. Section 20.04 (1 - 4) changed to 20.04.A - D. Section 24.01 (1 - 20) changed to 24.01.A - T. Section 24.02 (1 - 17) changed to 24.02.A - Q.**
- **Section 24.05.C** notes that Major Modifications to a Development Plan are required to go before the Board of Zoning Appeals and/or the Zoning Commission for public hearing. **Staff recommends clarifying when such a change would go in front of which (or both?) boards. Is the intent to use the Commission prior to platting and construction and then the BZA after lots have been transferred to end users? There is a reference that the typical public hearing process shall be used. Is this the “20-40 day” window? Does this include notice to all landowners within 200 feet of the overall project? If that is not the intent, the language needs to specify. Otherwise, include the internal reference for the correct Section.**

- The amendment deletes the Planned Elderly Retirement Residential District. Our records show that the site at 10410 Olentangy River Road was zoned PERRD on 10/20/2008 but never developed. The Development Plan has likely expired but the land is still zoned PERRD. A future applicant may wish to request approval of an updated Development Plan based on the old district, unless there is a logical district recommended for a similar use.
- The amendment deletes the Planned Industrial District but the map shows no parcels zoned PI.
- The amendment deletes the R-3 Neighborhood Apartment District. The Zoning Map indicates the 12-unit duplex project at 8939 Riverside Drive is currently zoned R-3. The standards of that District will continue, and the Township should keep a copy for reference unless the owners request a different district.

Staff Recommendation

Staff recommends **Conditional Approval** of the text amendments to the Liberty Township Zoning Resolution, to the DCRPC, Liberty Twp. Zoning Commission and Liberty Twp. Trustees, *subject to the comments (generally **bolded**) within the report.*

Commission / Public Comments

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

27-25 ZON RS8 Properties LLC – Harlem Twp. – 4.995 acres – AR-1 to FR-1

Request

The applicant, RS8 Properties LLC, is requesting a 4.995-acre rezoning from AR-1 to FR-1 to allow a future lot split.

Conditions

Location: 3655 Miller-Paul Rd., Galena

Present Zoning: Agricultural (AR-1) / **Proposed Zoning:** Farm Residential (FR-1)

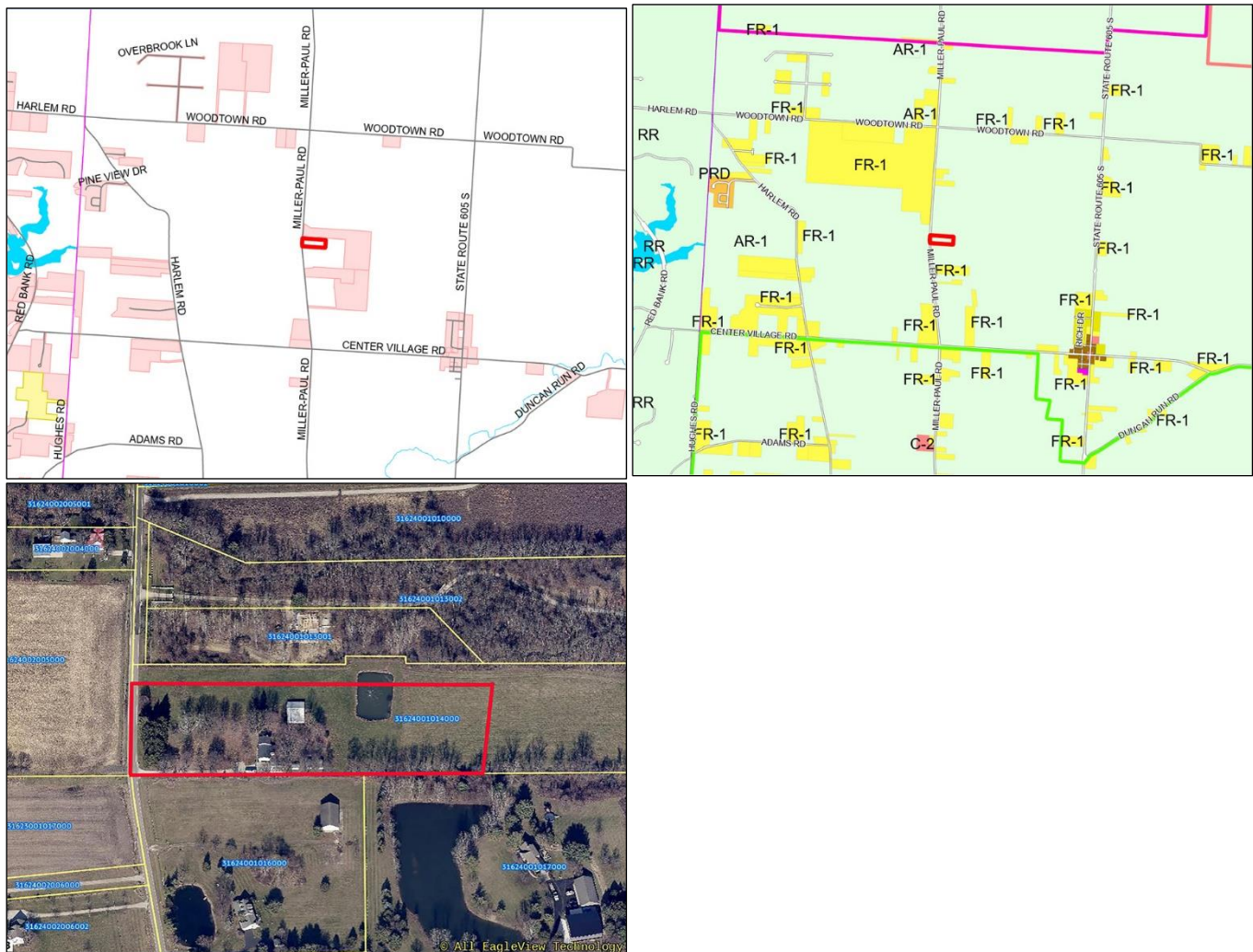
Present Use(s): One single-family house / **Proposed Use(s):** Two single-family house lots

Existing Density: 1 du / 5 acres **Proposed Density:** 1 du / 2 acres

School District: Big Walnut Local School District

Utilities Available: Del-Co Water and private on-lot treatment systems

Critical Resources: pond, drainage course / **Soils:** BeA, CaB, PwA



Introduction

The applicant seeks to rezone 4.995-acres of a 13.58-acre site to the FR-1 District. The FR-1 District allows for one single-family dwelling on a lot not less than two acres in size; road frontage for a lot 4 acres but less than 5 acres is 250 feet and 300 feet if 5 acres or greater. The property is currently developed with a single-family home, five barns, a quarter-acre-sized pond, and has road frontage totaling 330.12 feet.

A survey was included with the submission that shows the area to be rezoned and split to become a 4.995-acre parcel and the remainder lot being 6.58 acres. If successfully rezoned and split, the 6.58-acre lot will become a flag lot and future development will require access, as the pond would practically block a typical driveway to the rear. There is not enough space between the southern lot line and the existing home for access along the southern property line. The remainder lot is surrounded by a 5-lot CAD to the north and east, a 5-lot CAD to the south and a developed single-family lot to the south.

Comprehensive Plan

Harlem Township's 2021 Comprehensive Plan includes the site in Subarea D, recommends preserving the Township's rural character and maintaining a 2-net acre minimum lot size for all lot splits and rezonings for residential developments that do not utilize sewer facilities. Staff believes the proposal conforms to these

recommendations.

Issues

Access and Drainage must be reviewed and approved as part of the Development Plan process, prior to filing a No Plat Lot Split application with the DCRPC. There is currently one point of access to Harlem Road at the southern edge of the property. The site is generally flat, there is roadside drainage along Miller-Paul Road, and the site naturally drains to a stream to the north and east. As previously noted, there is a pond on the site that will be subdivided based on the lot split exhibit. Prior to the approval of a lot split, an easement or maintenance agreement should be considered to ensure the pond is maintained, unless it is removed or amended.

Sanitary Treatment for the existing home site is served by an on-site wastewater treatment system. The Delaware County Public Health District must approve a secondary system for the home lot, as this property will be reduced in size and a primary and secondary system must be located for the remainder lot.

Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by RS8 Properties, LLC. from AR-1 to FR-1 to the DCRPC, Harlem Twp. Zoning Commission and Harlem Twp. Trustees, *subject to:*

- 1.) *The applicant provides evidence that adequate access can be obtained for the remainder 6.85 acres; and*
- 2.) *If the pond is to remain once the lot is split, an easement or maintenance agreement should be recorded to ensure the pond is adequately maintained.*

Commission / Public Comments

Mr. Tony Eyerman was present to represent the applicant. He stated that they ordered the easement today to go around the south side of the pond.

Mr. Matlack made a motion to recommend Conditional Approval of the rezoning request by RS8 Properties, LLC., subject to staff recommendations. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

28-25 ZON Ohio Land Developers LLC – Scioto Twp. – 1.5 acres – FR-1 to PC

Request

The applicant, Ohio Land Developers LLC, is requesting a 1.5-acre rezoning from FR-1 to PC to build a storage/warehouse complex.

Conditions

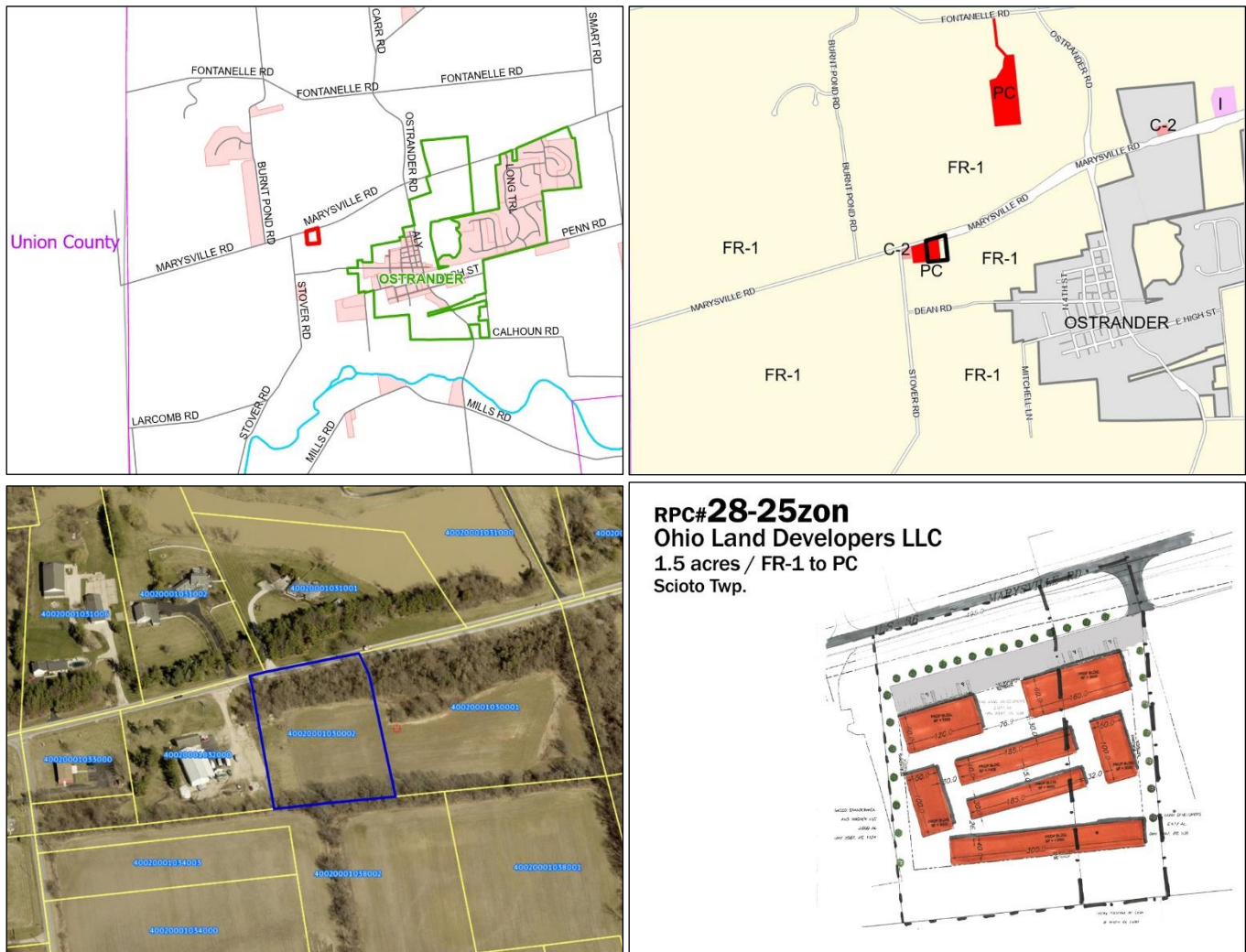
Location: 9151 Marysville Rd.

Present Zoning: Farm Residential (FR-1) / **Proposed Zoning:** Planned Commercial (PC)

Present Use(s): Vacant / **Proposed Use(s):** storage / warehouse

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

Critical Resources: drainage course / **Soils:** BoA, GwB, LyD2



Introduction

The applicant is requesting to rezone 1.5 acres of the vacant 6.917-acre parcel (9151 Marysville Rd.) from FR-1 to PC. The application materials indicate there is a proposed “storage/warehouse complex” that will be developed in association with the adjacent 3.027-acre parcel to the west, which is also zoned PC. The applicant provided the approved plan for the current Planned Commercial property with an approval date of February 4, 2025. The current plan with this rezoning request shows both properties to be developed together with an updated building footprint arrangement, parking, and drive location. Unless all properties to be developed are combined, there may be an issue with setbacks to a shared property line. Properties to the north, east and south are zoned FR-1, but the adjacent property to the west is also zoned Planned Commercial and developed with retail uses (The Pallet Tribe resale store and Wagner Costume supply, according to public sources). A property further to the west is zoned C-2 (Neighborhood Commercial) and is developed with the Buckeye Bird and Pet Supply store.

It is of note that when the area to the west that is zoned PC (pallet store) was split in 1995, the description was approved as a transfer to the neighboring 3.027-acre site owned by the applicant. The land was never combined and the process created a small wooded parcel of roughly 0.55 acres on Stover Road just south of the Buckeye Bird and Pet Supply store, which will remain FR-1 and cannot be developed as a separate lot.

Comprehensive Plan

In the 2005 Comprehensive Plan, the site is recommended for residential development, either under FR-1 or with a conservation subdivision. There are other areas in Scioto Township that are recommended for commercial uses, such as the southeast and northeast corners of U.S. 36 and Ostrander Road. Proposed commercial uses are recommended to have limited access to U.S. 36 and be linked with parallel rear access roads. Based on the existing commercial development to the west of this lot, there could be an opportunity to construct a rear access road that connects to Stover Road or preserve an easement to do so in the future. Goals and objectives of the Plan also include preventing unnecessary commercial curb cuts onto U.S. 36.

As the 1.5-acres is intended to be developed as part of a larger project on the adjacent land zoned PC, and a nearby property is zoned C-2, commercial zoning is not out of character for this area and the neighboring Ostrander Comprehensive Plan supports Planned Commercial zoning along this stretch of U.S. 36.

Although the Comprehensive Plan does not show commercial uses in this specific area, staff acknowledges that commercial extends from Stover Road to this site, with an approved Development Plan on part of the site. If the Zoning Commission and Trustees support the use and development as proposed, Staff's recommendation would be to amend the Comprehensive Plan to support Industrial zoning for this site, which would allow for warehousing and storage. The PC district in the Zoning Resolution may also warrant an update to include "Enclosed warehouse or storage activities" (NAICS code 493). Based on Staff comments above, the PC zoning will help to ensure the specific use is appropriate for the site and matches the character of the area. Staff also notes that the application is minimal regarding access, paving, landscaping adjacent to residentially zoned properties, and signage.

Issues

Traffic and Access:

A single access point is shown along U.S. 36 at the eastern property line. It appears this drive will provide access to the overall Development Plan as well as the vacant site to the east, which will remain zoned FR-1. ODOT must first review and approve access points along U.S. 36. Staff recommends that any FR-1 use to the east be included in the ODOT application.

Drainage:

A drainage plan was not submitted and it is unclear how this development will address drainage. The site naturally drains northeast toward a drainage path that is off-site.

Signage, Lighting, Parking and Landscaping:

No signage, lighting, parking or landscape plans were submitted and no signs or lighting are identified on the site plan. Tree plantings are shown along the west, north and east property boundary, but no interior landscaping or specific details were provided. The applicant could use existing woods as a buffer, but no such preservation is indicated.

Sanitary Treatment:

Public sanitary sewer is not available in this area of Scioto Township. No information was provided regarding sanitary treatment. Either Public Health or OEPA must review and approve an on-site wastewater treatment system for this use.

Divergences

No divergences were requested. However, staff found that the divergences listed below may be necessary, or additional information should be provided:

1. Sec. 14.03 – Permitted uses do not include “Enclosed warehouse or storage activities,” other than for wholesale purposes.
2. 14.06(b) – The development plan did not include architectural designs for the structures, sign details, sanitary sewer or drainage details or time schedule for development.
3. 21.01(b) – It’s unclear if all parking areas will be paved with asphaltic material or cement.
4. 21.01(c) – The driveway must be a minimum of 20 feet wide on the development site. The drive only appears to be 15 feet wide, with an additional 15 feet of the drive located on the adjacent land to the east, which will remain zoned FR-1.
5. 21.01(d) – No more than 40 percent of the parking spaces may be located between the main structure(s) and the road ROW and the site plan shows all 20 spaces forward of the main structures.
6. 21.01(e) – The required number of parking spaces for a warehouse use is 20 plus one (1) for each two (2) employees, plus one (1) for each vehicle maintained on premises. With only 20 spaces provided and no information about employees or maintained vehicles, it appears the minimum parking spaces are not provided.

Staff Comments

As noted, this area is generally suitable for commercial uses that can operate without public sanitary sewer, and there is potential to gain access off of Stover Road rather than U.S. 36. Because of the current development pattern and the reported approved Development Plan on a portion of the site, staff conditionally supports the proposal. Staff notes that if the zoning change is supported by the Township, Sec. 14.06(f) requires the development to be platted. At minimum, the area to be developed should be combined by legal description to alleviate any zoning setback issues.

Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Ohio Land Developers LLC from FR-1 to PC to the DCRPC, Scioto Twp. Zoning Commission and Scioto Twp. Trustees, *subject to the following*:

1. Resolution of the items listed by staff under “Divergences” in this report;
2. Consideration of tree preservation along U.S. 36;
3. Provide a vegetative buffer to the residential properties to the east and south; and
4. Zoning Commission considering adding some form of storage units to the Permitted or Conditional Uses in the Planned Commercial Zoning District.

Commission / Public Comments

No one was present to represent the application.

Ms. Drayer commented that Townships should consider the existing residential properties when rezoning to an Industrial district and the depreciation of value that may cause them.

Ms. Holt questioned the existing PC property to the west. Mr. Fisher explained that he researched the RPC files for the rezoning application but did not find it. He thinks it was rezoned in the early 1990’s. Staff only has information provided by the Township that it is Planned Commercial.

Mr. Sanders explained that the Township has stated that this use was approved for the western part of the development plan. Due to that, staff provided a conditional approval recommendation. Mr. Fisher stated that ODOT is requiring the driveway to be 495' from the drive to the west.

Mr. Ligocki made a motion for Conditional Approval of the rezoning request by Ohio Land Developers LLC from FR-1 to PC, subject to staff recommendations #1-4. Mr. Boysel seconded the motion. A hand vote was conducted. 12 For Conditional Approval, subject to staff recommendations #1-4, 10 Opposed. Motion carried.

29-25 ZON Harlem Twp. Zoning Commission – Zoning Resolution text amendments (Industrial District)

Request

The Harlem Township Zoning Commission is nearing the end of its process of updating its Zoning Resolution with the assistance of the DCRPC staff.

Summary

The last article to be amended is the Industrial District. This is a non-planned district that currently exists in the Zoning Resolution. If used in the future, it is likely to be for small infill sites that don't meet the acreage standards for the overlays or Planned Industrial. The proposed amendment does the following:

- Introductory paragraph more consistent with the rest of the Resolution;
- Removes some general Permitted Uses, such as Wholesale Business, Warehouse and Storage, Business Offices;
- Removes several Conditional Uses, including "Any Use of a Commercial Nature," Freight and Trucking Terminals, and Transient Enterprises such as Carnivals;
- Adds a maximum building size (10,000 s.f.), maximum building height (35 feet), perimeter buffer when adjacent to non-commercial uses (100 feet), and increased rear setback from 30 to 50 feet;
- Adds a general landscaping requirement, standard noise limit, floodplain regulation, lighting requirement, and other language that adds consistency to the district; and
- Clarifies setback language.

Staff Recommendation

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

Commission / Public Comments

Mr. Price made a motion to recommend Approval of the text amendments to the Harlem Township Zoning Resolution. Mr. Shock seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Having no further business, Mr. Price made a motion to adjourn the meeting at 6:34 pm. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, September 25, 2025, 6:00 PM at the Byxbe Campus Conference Room, 1610 State Route 521, Delaware, Ohio 43015.

Ed Snodgrass, Vice-Chairman

Stephanie Matlack, Executive Administrative Assistant