



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, February 26, 2026 at 6:00 PM
Byxbe Campus Conference Room, 1610 State Route 521,
Delaware, Ohio 43015

ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of January 29, 2026 RPC Minutes
- Executive Committee Minutes of February 18, 2026
- Statement of Policy

CONSENT AGENDA (Final Plats)

		Township	Lots/Acres
17-21.2	Hidden Creek Estates, Section 2	Berkshire	22 lots / 19.057 acres
01-05.4.B	Cheshire Woods, Section 4, Phase B	Berkshire	40 lots / 20.726 acres
16-24.1	The Courtyards at Big Walnut, Sec. 1	Genoa	24 lots / 30.682 acres
15-25	Hyatts Meadows, Sec. 3, Ph. A, Lot 6790, Div. #2	Liberty	30 lots / 13.401 acres

ZONING MAP/TEXT AMENDMENTS

05-26 ZON	Eric and Sarah Laeuffer – Trenton Twp. – 9.577 acres – FR to RR
32-25 ZON	John Wicks – Orange Twp. – 8.34 acres - FR-1 to SFPRD – Hidden Oaks

SUBDIVISION PROJECTS

Preliminary

		Township	Lots/Acres
03-26.1	Norris Acres at Evans Farm, Section 1	Berlin	57 lots / 20.16 acres
04-26	Walton CAD	Radnor	2 lots / 9.06 acres

Platted Easement Vacation

05-26	Clarkshaw Crossing, Section 1 – Liberty Twp. – 1 lot / 2 sq. ft.
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Extension

02-24	Peachblow Aquatics & Commercial Center	Berlin	1 lot / 10 acres
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OTHER BUSINESS

- Executive Committee member elections

RPC STAFF AND MEMBER NEWS

- Acknowledge the departure of Ed Snodgrass, Porter Twp. Representative

ADMINISTRATIVE BUSINESS

▪ **Call to Order**

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

▪ **Roll Call**

Representatives: Stephen Serio, Ric Irvine, Duane Matlack, Glynnis Dunfee, Mike Benedetti, Sarah Holt, Matt Shock, Joe Shafer, Mike Cannon, David Willyerd, Staci Hood, Robin Duffee, Randy Leienberger, Ed Snodgrass, Kent Manley, Mike Dattilo, and Doug Price. *Alternates:* Cheryl Friend, Philip Ambler, Chad Smith, Kelly Pike, and Chad Green. *Staff:* Scott Sanders, Brad Fisher, Da-Wei Liou and Stephanie Matlack.

▪ **Approval of the RPC Minutes January 29, 2026**

Mr. Price made a motion to Approve the minutes from the January 29th meeting. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

▪ **February 18, 2026 Executive Committee Minutes**

A. Call to order

Chairman Shafer called the meeting to order at 8:48 a.m. Present: Joe Shafer, Robin Duffee, Ed Snodgrass, Tiffany Maag, and Gary Merrell.

B. Approval of Executive Committee Minutes from January 21, 2026

Ms. Maag made a motion to Approve the Executive Committee minutes from January. Mr. Shafer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

C. New Business

1. Financial / Activity Reports for January

REGIONAL PLANNING RECEIPTS		JANUARY	YTD TOTAL
General Fees (Lot Split)	(4201)	\$1,772.00	\$1,772.00
Fees A (Site Review)	(4202)		
Insp. Fees (Lot Line Transfer)	(4203)	\$500.00	\$500.00
Membership Fees	(4204)	\$216,340.00	\$216,340.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$76.36	\$76.36
Assoc. Membership	(4206)		
General Sales	(4220)		
Charges for Serv. A (Prel. Appl.)	(4230)	\$10,130.00	\$10,130.00
Charges for Serv. B (Final. Appl.)	(4231)	\$12,784.73	\$12,784.73
Charges for Serv. C (Ext. Fee)	(4232)	\$900.00	\$900.00
Charges for Serv. D (Table Fee)	(4233)		
Charges for Serv. E (Appeal/Var.)	(4234)	\$1,500.00	\$1,500.00
Charges for Serv. F (Planned District Zoning)	(4235)		
Charges for Serv. G (Easement / Plat Vacation)	(4236)		
OTHER DEPT. RECEIPTS			

Health Dept. Fees	(4242)	\$700.00	\$700.00
Soil & Water Fees	(4243)	\$400.00	\$400.00
Commissioner's fees	(4244)	\$114.00	\$114.00
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		\$245,217.09	\$245,217.09

Balance after receipts	\$1,267,320.97
Expenditures	\$ 42,691.79
End of January balance (carry forward)	\$1,224,629.18

Membership Dues outstanding as of 02/18/26: Berlin, Delaware, Kingston, Liberty, Orange, Oxford, Radnor, Scioto, Thompson, Sunbury. (Due April 1st)

2. RPC Preliminary Agenda February

- | | <u>Township</u> | <u>Lots/Acres</u> |
|---|-----------------|------------------------|
| a) Sketch Plans
(none) | | |
| b) Zoning Map / Text Amendments | | |
| • Eric & Sarah Laeuffer - Trenton Twp. - 9.577 acres - FR- to RR | | |
| • John Wicks - Orange Twp. - 8.34 acres - FR-1 to SFPRD - Hidden Oaks | | |
| c) Subdivision Projects | <u>Township</u> | <u>Lots/Acres</u> |
| Preliminary | | |
| • Norris Acres at Evans Farm, Section 1 | Berlin | 57 lots / 20.16 acres |
| • Walton CAD | Radnor | 2 lots / 9.06 acres |
| Platted Easement Vacation | | |
| • Clarkshaw Crossing, Section 1 | Liberty | 1 lot / 2 sq. ft. |
| Extension | | |
| • Peachblow Aquatics & Commercial Center | Berlin | 1 lot / 10 acres |
| Final | | |
| • Hidden Creek Estates, Section 2 | Berkshire | 22 lots / 19.057 acres |
| • Cheshire Woods, Section 4, Phase B | Berkshire | 40 lots / 20.726 acres |
| • The Courtyards at Big Walnut, Sec. 1 | Genoa | 24 lots / 30.682 acres |
| • Hyatts Meadows, Sec. 3, Ph. A, Lot 6790, Div. #2 | Liberty | 30 lots / 13.401 acres |

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 and is responsible for four strategies that fall within the Health Behaviors priority area of the 2023-2028 Health Improvement Plan. **Brad will be attending the Q1 meeting on February 19th.**

Delaware County Housing Alliance Zoning Roundtable

The Delaware County Housing Alliance has advocated for zoning code and legislative updates throughout the county. There is now a Zoning subcommittee that will meet quarterly with surrounding Delaware County planning jurisdictions to discuss housing successes and challenges. The first meeting will include a hard-hat tour of the development at the previous County Engineer's building at 50 Channing Street. **Brad will be attending this first roundtable discussion on February 18th.**

Transportation Advisory Committee

Hosted by MORPC, these are monthly in-person meetings. **Scott attended on February 4.**

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 attended the Q1 meeting on February 11th.**

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 attended the February 18th meeting virtually.**

DCRPC-Managed Projects

Ohio Public Works Commission (OPWC)

As of 2026 Staff has been chosen to serve as the OPWC liaison for District 17, assisting with the grant review for the State Capital Improvements Program (SCIP) and Local Transportation Improvements Program (LTIP). These programs were originally created in the 1980s to assist local governments such as cities, villages, townships and counties to improve their infrastructure. Grants and/or loans are made available to all political subdivisions in Ohio, including cities, villages, townships and counties for road, bridge, culvert, sewer and water/wastewater system improvements. **There were 69 applications submitted this year; both the OPWC District 17 Executive Committee and Integrating Committee met and voted on a prioritized slate of projects on February 6th. Staff is contracted to assist with grant review and case management at minimum through the summer of 2026.**

Radnor Township Comprehensive Plan

Staff is meeting monthly with the Radnor Township Comprehensive Steering Committee to create Radnor's first Comprehensive Plan. Once the Plan is adopted the Township plans on adopting their own Zoning Resolution. **Brad attended the January 20th Steering Committee meeting and presented current chapters. The DCED department also presented on financial tools (JEDD, TIFF, etc.) to the committee.** The Plan should be completed by Summer, 2026.

Concord Township Comprehensive Plan

Staff is working with the Zoning Commission on various updates in existing sections of the Zoning Resolution. **Scott and the Steering Committee met on January 7 to discuss public input and finalized the draft on February 4. The draft will be forwarded to the Zoning Commission on March 10.**

Project-specific/other meetings

Sunbury Parkway: Interchange work is well underway. Link below has changed to the project link.
<https://www.transportation.ohio.gov/projects/projects/90200>

US 23 Connect: The U.S. 23 Corridor Action Plan was completed in January, 2025. It explains the outcome of the 2024 Preliminary Feasibility Study and details the proposed improvement areas.
<https://publicinput.com/23connect>

Additionally, the state legislature has directed ODOT to study a connection between U.S. 23 and Interstate 71. That information can be found here. <https://publicinput.com/23-71study>

D. Other Business

- As this will be Mr. Snodgrass's last meeting, Chairman Shafer thanked him for his service to the Executive Committee and the Regional Planning Commission.
- Ms. Matlack will send out the Bios for Executive Committee members interested in serving for 2026-2027 with the February meeting notice. Elections will take place at the February 26th RPC meeting.

E. Adjourn

Having no further business, Mr. Snodgrass made a motion to adjourn the meeting at 9:32 a.m. Ms. Maag seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Wednesday, March 18, 2026 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)

17-21.2 Hidden Creek Estates, Section 2 – Berkshire Twp. - 22 lots / 19.057 acres

Conditions

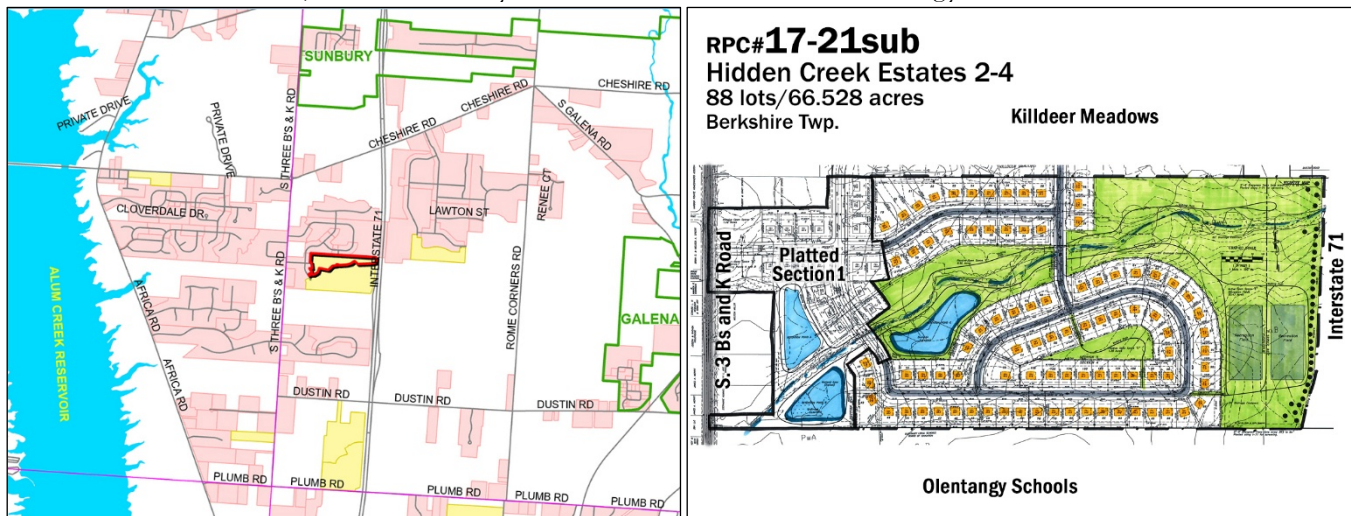
Applicant: Homewood Corp. / **Engineer:** Verdantas LLC.

Subdivision Type: Single Family Residential

Location: extension of Sparks Dr., east of Killdeer Pl.

Zoned: Planned Residential District (PRD) / **Preliminary Approval:** 05/27/21 (overall)

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



Staff Comments

Hidden Creek Estates, Section 2 is a residential subdivision with 22 buildable and two reserve lots. The development is located between Interstate 71 and S. Three Bs & K Road, just north of Olentangy Berkshire Middle School, and will extend off of Sparks Drive. Preliminary approval was granted on May 27, 2021, which included Sections 2-4, and the applicant is now requesting Final Plat approval.

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

Staff Recommendation

Staff recommends *Final Approval* of Hidden Creek Estates, Section 2 to the DCRPC.

Commission / Public Comments

Ms. Holt made a motion for Final Approval of Hidden Creek Estates, Section 2. Mr. Matlack seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

01-05.4.B Cheshire Woods, Section 4, Phase B – Berkshire Twp. - 40 lots / 20.726 acres

Conditions

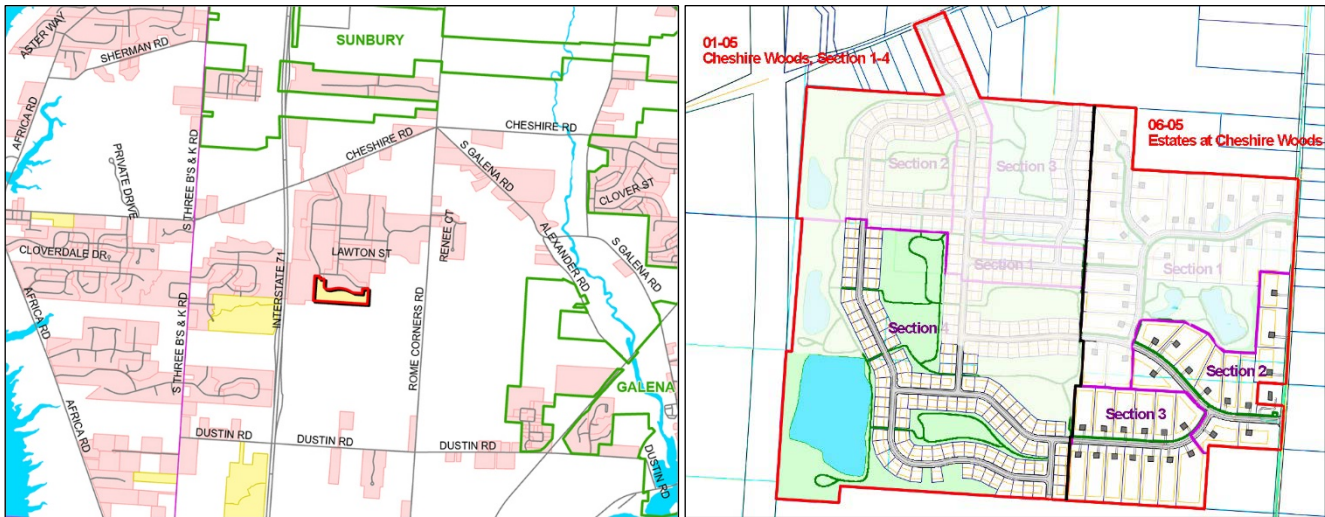
Applicant: Homewood Corp. / **Engineer:** Verdantas LLC.

Subdivision Type: Single Family Residential

Location: south of Grafton Ln., east of I-71

Zoned: Planned Residential District (PRD) / **Preliminary Approval:** 01/27/05 (overall)

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



Staff Comments

Cheshire Woods, Section 4, Phase B, is a residential subdivision with 40 buildable and three reserve lots. The development is located between Interstate 71 and Rome Corners Road and will extend off Wrenbury Drive. Preliminary approval was granted on January 27, 2005, and the applicant is now requesting Final Plat approval. This is the final section of the Cheshire Woods 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 Cheshire Woods, Section 4, Phase B to the DCRPC.

Commission / Public Comments

Ms. Holt made a motion for Final Approval of Cheshire Woods, Section 4, Phase B. Mr. Matlack seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

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16-24.1 The Courtyards at Big Walnut, Sec. 1 - Genoa Twp. - 24 lots / 30.682 acres

Conditions

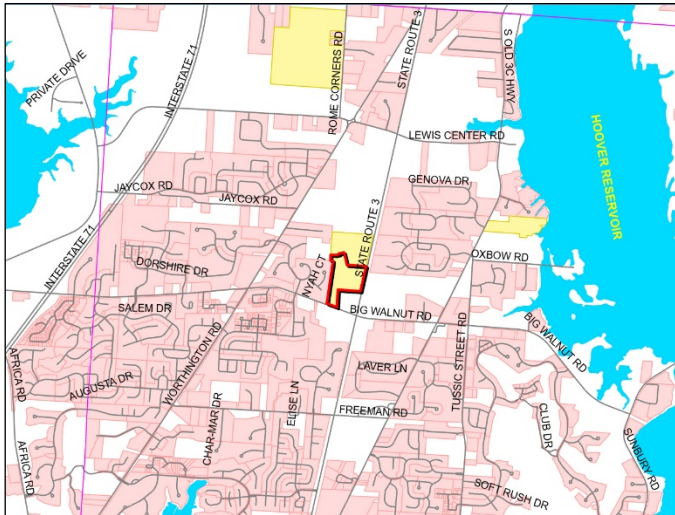
Applicant: Arroyo Cap V-2, LLC. / **Engineer:** EMH&T

Subdivision Type: Single Family Residential

Location: North of Big Walnut Rd., west of State Route 3

Zoned: Planned Residential District (PRD) / **Preliminary Approval:** 11/21/24

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



RPC#16-24sub
Courtyards at Big Walnut
80 lots / 60.31 ac.
Genoa Twp.



Staff Comments

The Courtyards at Big Walnut, Section 1, is a residential subdivision with 24 buildable and three reserve lots. This section fronts on Big Walnut Road and is just west of State Route 3. The development will be completed in two sections. Preliminary approval was granted on November 21, 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 **The Courtyards at Big Walnut, Sec. 1** to the DCRPC.

Commission / Public Comments

Ms. Holt made a motion for Final Approval of The Courtyards at Big Walnut, Sec. 1. Mr. Matlack seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

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15-25 Hyatts Meadows, Sec. 3, Ph. A, Lot 6790, Div. #2 - Liberty Twp. - 30 lots / 13.401 acres

Conditions

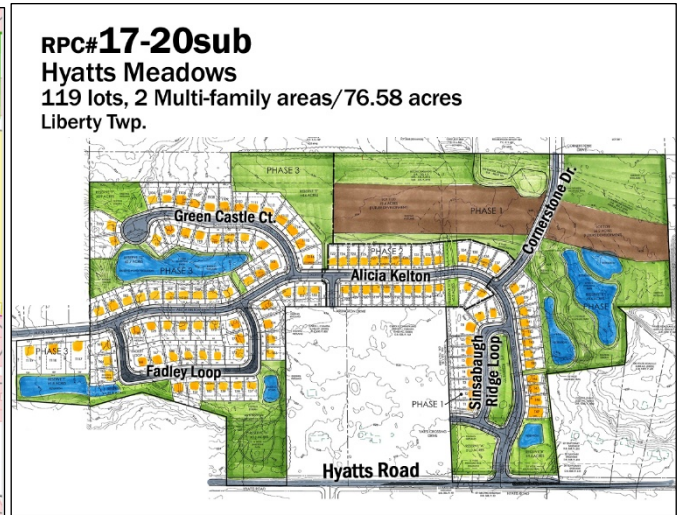
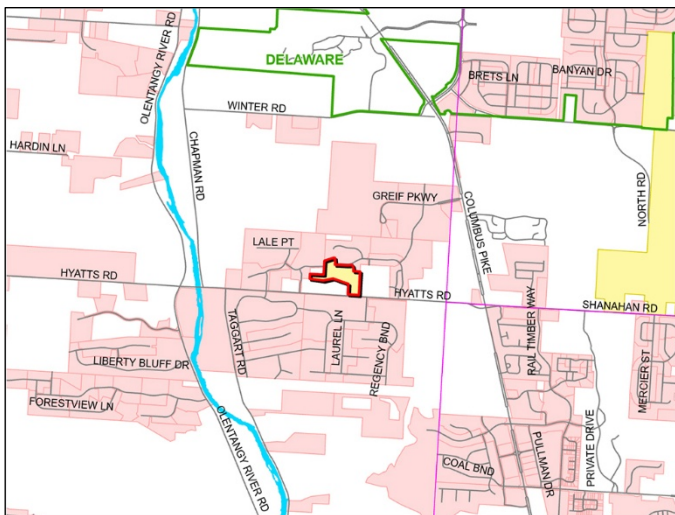
Applicant: Olentangy Falls Ltd. / **Engineer:** EMH&T

Subdivision Type: Single Family Residential

Location: North of Hyatts Rd., east of Olentangy Falls Blvd.

Zoned: Planned Residential District (PRD) / **Preliminary Approval:** 09/17/20

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



Staff Comments

Hyatts Meadows, Section 3, Phase A, Lot 6790, Div. #2 is a residential subdivision with 30 buildable and two reserve lots. Located just north of Hyatts Rd., this development will make the final connection between Alicia Kelton Dr. to the east and west. This is the final section of the Hyatts Meadows subdivision. Preliminary approval was granted on September 17, 2020 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 Hyatts Meadows, Sec. 3, Ph. A, Lot 6790, Div. #2 to the DCRPC.

Commission / Public Comments

Ms. Holt made a motion for Final Approval of Hyatts Meadows, Sec. 3, Ph. A, Lot 6790, Div. #2. Mr. Matlack seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

ZONING MAP/TEXT AMENDMENTS

05-26 ZON Eric and Sarah Laeufer – Trenton Twp. – 9.577 acres – FR to RR

Request

The applicants, Eric and Sarah Laeufer, are requesting a 9.577-acre rezoning from FR to RR to allow the lot to be split into three residential lots.

Conditions

Location: west side of N. County Line Rd., south side of Hartford Rd.

Current Land Owner: Eric and Sarah Laeufer

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

Current Use(s): single-family residence, barn / **Proposed Use(s):** two additional single-family residences

Surrounding Uses: Hartford Rd., N. County Line Rd., and single-family homes.

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

Critical Resources: none / **Soils:** BeA, BoA, CeB, SkA, BeB, PwA



Introduction

The area to be rezoned was developed with a single-family home in 1996 and the land on the north side of the home has historically been used for agricultural purposes. Based on the site plan submitted, all zoning requirements can be met with the proposed lot configurations. Surrounding lots immediately to the north and west have been rezoned to the Rural Residential district, split and developed with single-family homes over the years.

Comprehensive Plan

Trenton Township's 2004 Comprehensive Plan includes this site in Subarea I – Heartland, and recommends single-family uses at 1 du per 3-acres without sewer or Conservation Subdivisions at 1 du per 3 acres net developable area. The proposed lots and remainder lot adhere to these recommendations, with all lots being larger than three acres. The Rural Residential district requires a minimum 3 gross acres.

Issues

Traffic and access:

The site plan submitted indicates the existing home will retain its access point along N. County Line Rd. and the proposed lots will each have their own access points onto Hartford Rd. Access must be approved by the DCEO prior to lot split approval. However, the DCEO confirmed that there are no concerns as proposed.

Drainage:

There is road side drainage along both roadways and the site naturally drains toward the southwest, into North Fork Rattlesnake Creek. Similar to access, the DCEO must approve drainage plans prior to lot split approval.

Sanitary Treatment:

As no public sanitary sewer is available in this area, all lots will be served by on-site wastewater treatment systems that must be approved by the Delaware Public Health Department prior to lot split approval. Staff notes that primary and secondary septic areas were identified for these lots on the site plan submitted.

Staff Recommendations

Staff recommends **Approval** of the rezoning request by Eric and Sarah Laeuffer from FR to RR to the DCRPC, Trenton Twp. Zoning Commission and Trenton Twp. Trustees.

Commission / Public Comments

Ms. Courtney Wade, A to Zoning, was present to represent the applicant.

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

32-25 ZON John Wicks – Orange Twp. – 8.34 acres - FR-1 to SFPRD – Hidden Oaks

Request

The applicant, John Wicks, Real Property Design and Development LLC, is requesting a 8.34-acre rezoning from FR-1 to SFPRD for the development of the Hidden Oaks Subdivision.

Conditions

Location: West side of S Old State Rd., north of Orange Rd.

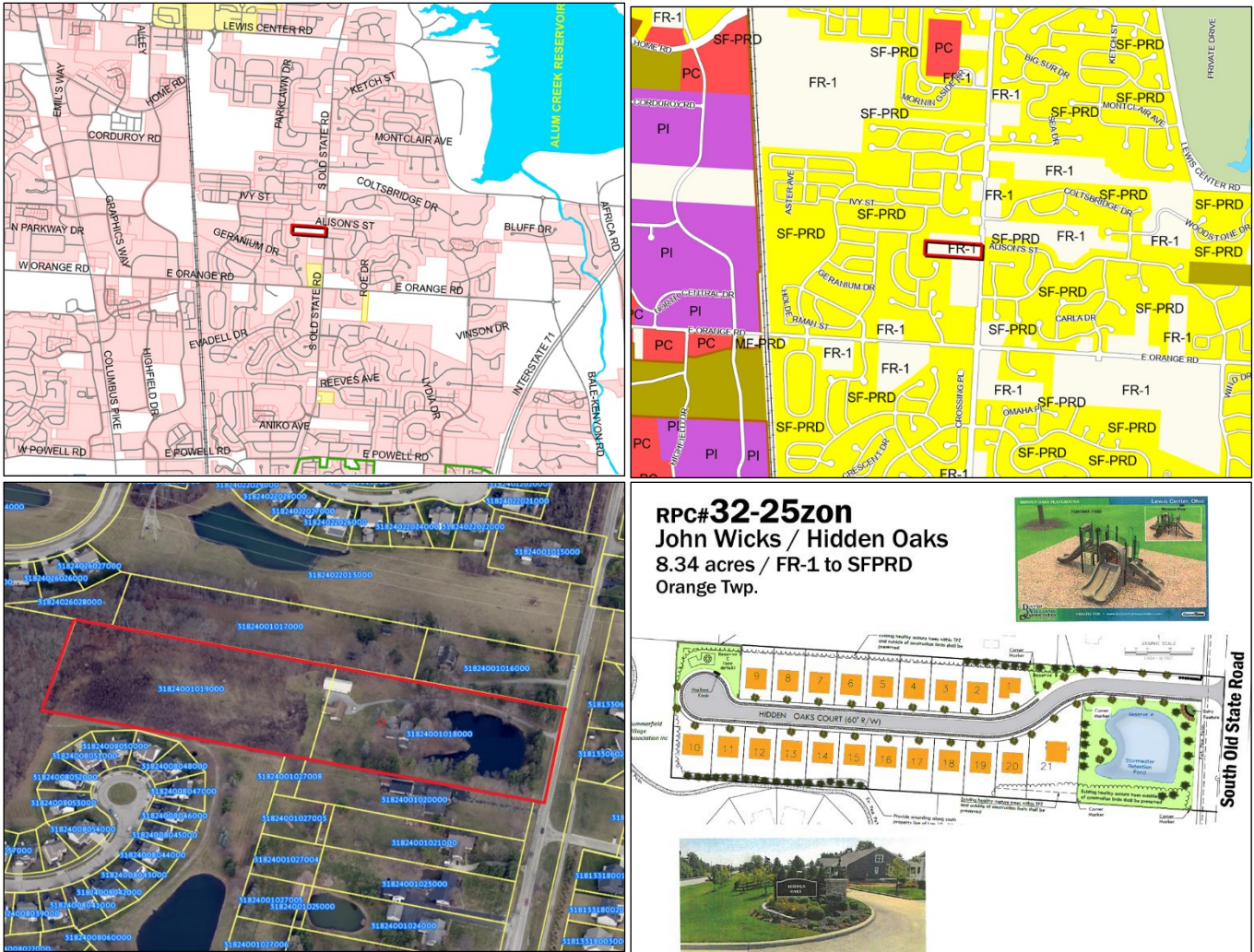
Present Zoning: Farm Residential (FR-1) / **Proposed Zoning:** Single-Family Planned Residential (SFPRD)

Present Use(s): One single-family house / **Proposed Use(s):** 21 lot single-family neighborhood

Existing Density: 1.98-acre lot size / **Proposed Density:** 2.50 units / gross acre

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

Critical Resources: pond / **Soils:** BoA, GwB



Introduction

The Hidden Oaks subdivision proposes 21 single-family lots with lot sizes that range from 8,497 sq. ft. to 21,513 sq. ft. The typical lot frontage is 70 feet, and the minimum home size is 1,500 sq. ft.

The development will be constructed in a single-phase, with a single access point along S. Old State Rd. Three proposed reserves will include an entry feature/sign, one stormwater pond, landscaping, tree preservation zones, Cluster Mailbox Unit, playground, and sidewalks on both sides of the street. The applicant indicated that the subdivision sidewalk will connect to a “future pedestrian path along S. Old State Rd., which will be constructed in 2028.”

The development site is located north of E. Orange Road, across from the Abbey Knoll subdivision and generally surrounded by the Glen Oak and Summerfield Village residential subdivisions; all of which are zoned SFPRD. There are larger, adjacent lots to the north and south that are developed with single-family homes and are still zoned FR-1.

Comprehensive Plan

The area to be rezoned is included in Subarea 10 - Central Residential Heartland, which is recommended to continue to be developed as large lots (one acre or more) fronting on South Old State Road and allow the in-fill remaining lands with planned developments at 2 units per acre if served by centralized sanitary sewer. Other

general recommendations that apply to this site, and would have a positive impact on this community is providing a connection to the Summerfield Village, Section 2 path that is located in their open space.

This development has the potential to comply with the Plan recommendations as this is a single-family residential subdivision and a pedestrian connection is being made to a “future path” along S. Old State Rd. However, the proposed density of 2.5 du/acre does not adhere to the Plan’s recommendation of 2 du/acre.

Staff notes that the subdivisions surrounding area were platted and developed in the early 2000s with lots that are generally a quarter acre in size. The proposed lots in this development are 0.2 acres in size, or slightly smaller than those platted lots. Also, while a path connection along S. Old State Rd. would be beneficial, Staff is unclear why a connection cannot be made to the existing Summerfield Village path that is adjacent to the southern lots in this development; if not from the south, the path may be able to extend from Reserve ‘C’ if supported by the Summerfield Village community.

Issues

Traffic and access: A single access point will connect to S. Old State Road. The proposed Hidden Oaks Court will provide frontage for all lots and terminate with a cul-de-sac. The DCEO requires a Traffic Impact Study to be submitted for this project, and also noted that the subdivision name will need to be changed as there is already a Hidden Oaks subdivision in Delaware County.

Drainage: One stormwater pond is located in Reserve ‘A’ between S. Old State Road and house lot 24. A Drainage Plan was submitted. However, the DCEO requires a detailed stormwater management engineering report to be submitted, and an adequate drainage outlet must be identified and approved.

Signage: One double-sided monument-style entry sign is proposed. An elevation was provided, but without dimensions.

Lighting: Street lights are not proposed.

Sanitary Treatment: Public sanitary sewer will be served by the Delaware County Sanitary Engineer’s office.

Open Space: Open space of 20% is required and the proposal indicates 20.8% is provided. The open space is broken up into three (3) reserves; Reserve ‘A’ will include a stormwater pond, landscaping, and entry features; Reserve ‘B’ will include grass and will be landscaped along much of the perimeter; and Reserve ‘C’ will include a playground.

Divergences

Four (4) divergences are requested:

1. **Section 10.07(a)** – To allow the permitted density to be increased from 2 du/acre to 2.5 and have more than 3 units on any single acre. The applicant stated “the proposed density is consistent with recently approved residential projects, and matches the Township’s newly adopted, but not yet codified, zoning code for standard single-family residential subdivisions.”

Staff Comment: Staff acknowledges the Neighborhood Zone (N) in the new zoning resolution allows for a density of 2.5 du/acre, while the PUD allows for 2.0 du/acre. The Neighborhood Zone also states that “new home construction” should meet the recommendations of the Comprehensive Plan. Staff recommends reducing the number of lots to meet the du/acre requirement.

2. **(not requested/required) Section 10.07(c)** – Reduce the minimum lot width at the front line of the dwelling from 75 feet to 70 feet. The applicant stated that “the minimum lot width of 70 feet at the front build line is not considered a divergence to the code, as elsewhere in the code, lot widths of 60 feet are permitted in the SFPRD. 70-foot lot width also matches the Township’s new zoning code for single family residential subdivisions.”

Staff Comment: Staff is unclear where a minimum lot width of 60 feet is permitted in the SFPRD. However, the new zoning code does allow for a minimum 70-foot-wide lot width for the Neighborhood Zone and lot width is not defined for PUDs. Staff has no concerns with 70-foot-wide lots in this location as lot widths in the surrounding platted neighborhoods range from 60 feet and greater.

3. **Section 10.07(d)** - Reduce the minimum lot depth from 135 feet to 120 feet for a typical subdivision lot on this project. The applicant stated that this impacts lots 2 through 20, due to the restricted dimensions of the underlying parcel. Lot 1 is an irregular lot with smaller side yards due to the curvature of the road, but with a larger lot width, making the lot area larger than the standard lots. Justification: The parcel is approximately 303 feet in width. With the new roadway consisting of a 60-foot-wide right-of-way, approximately 243 feet remains for lot depth on each side of the road. The nearest lots within the adjacent Summerfield Village subdivision have several lot depths ranging between 115 feet and 125 feet, so the proposed lot depths are not out of character for the immediate area.

Staff Comment: Staff has no concerns with this request, as this will not be out of character with the nearby Summerfield Village subdivision.

4. **Section 10.07(e)** - Reduce the typical minimum side yard setbacks from 12.5 feet to 10 feet, with 20 feet between structures. The applicant stated that allowing an additional five feet of buildable width on each lot increases the buildable width from 45 feet to 50 feet, which allows for a 3rd car garage and generally larger and more valuable homes. This reduction would not be out of character for the area, as the proposed setbacks are 40% larger than those setbacks in Summerfield Village, which are 6 feet, with 12 feet between structures.

Staff Comment: A reduction in side yard setback may not be impactful, provided mechanicals like A/C units will not be located within this setback. However, this divergence may not be necessary if the minimum density is met.

Staff Recommendations

Staff recommends **Denial** of the rezoning request by John Wicks, RPDD from FR-1 to SFPRD to the DCRPC, Orange Twp. Zoning Commission and Orange Twp. Trustees, based on the proposed density being higher than recommended in the Comprehensive Plan. Staff recommends approval of the single-family use at a lower density.

Should the Zoning Commission and Trustees choose to approve the project, staff has no significant concerns with the dimensional divergences. However, a different name will need to be identified for the subdivision plat title.

Commission / Public Comments

Mr. John Wicks, RPDD LLC., was present. He noted that the application was previously tabled following a September Zoning Commission meeting to allow the applicant to address neighbor concerns, primarily regarding traffic and density. This application is a result of those changes. The biggest concern from neighboring residents was traffic. At the time of the original submittal, the Orange Twp. draft zoning code was 3 units per acre, and the original submittal complied with that. The most recent version of the Zoning Code, approved by

the Trustees last month, calls for 2.5 units per acre, which is what this proposal was designed for. This proposal conforms to the 70' width requirement. Lot depth requires 135', from which they are asking for a divergence because the actual dimensions of the property wouldn't allow any deeper lots than 120' on the north side and 122' to 123' on the south side. He stated the density meets the 2.5 units per acre requirement in the Zoning Code, but he understands it is in contrast to the Comp. Plan that was approved in 2018. He stated the only neighboring lots that would be able to see homes in this development are the ones on the cul-de-sac in Summerfield Village, which are 12 feet apart with 6-foot side yards. This proposal includes rear yard setbacks of 35' (where the code requires 30') and has committed to mounding and a row of trees. Regarding the trail connection, the residents were vehemently opposed to a physical connection between their development and this proposed development. He believes that is due to their path being privately owned and maintained through Summerfield Village. He reported that so far, the Township has not wanted to take that over. Mr. Wicks understands that the recommendation of denial was based on the 2 units per acre recommended in the Comprehensive Plan, but is asking for consideration as it does comply with the new Zoning Code of 2.5 units per acre.

Ms. Amanda Bliemeister (2097 Chicory Court, Lewis Center) was present. She explained that they were not contacted and found out about the rezoning through Facebook. She explained that traffic on S. Old State is a major issue. She said it takes her 6-7 minutes to turn left onto Orange Rd. She also mentioned that when Orange Rd. is scheduled to be closed for work to be completed on the railroad, the neighborhood's only exit will be on S. Old State Rd. Ms. Bliemeister expressed concern with the proposed density not conforming to the surrounding developments. She did state she was happy with the mounding, but is worried about how the drainage will affect the gravel trail, as no plans to control the drainage have been proposed to her knowledge.

Ms. Holt asked for verification as to what the Comp. Plan states for this area. Mr. Fisher stated the Comp. Plan states a maximum of 2 du/acre and the new Zoning Code, depending on which district is requested, could allow for 2.5 du/acre.

Mr. Serio questioned the drainage concern the neighboring resident spoke about and how the mound might affect her property. Mr. Sanders and Mr. Fisher explained that the mound is proposed and would still need approval from the Co. Engineer's office for drainage. A Final Engineering Plan is required and would be reviewed and approved prior to work being done.

Chairman Shafer asked Mr. Duffee if the new Zoning Code was still in its 30-day waiting period. Mr. Duffee said yes, it would be in effect in March. Chairman Shafer asked if the applicant had waited and applied in March after the new Zoning Code was in effect, would they have used the same zoning district to get the 2.5 or would they have to use a different district? Mr. Duffee explained that it would be a different district. The new Zoning Code has a straight residential zoning district, which they are calling the Neighborhood Zone, and the applicant is referencing that with the 2.5 units per acre maximum. Since the applicant submitted prior to the effective date of the new regulations, the proposal must be reviewed under the SFPRD standards.

Mr. Wicks stated that on page 2 of the Site, Utility, and Drainage plan, because of the concerns raised by the neighbors, he added a note specific to that area, "Low area on adjacent property has inadequate drainage. Developer's engineer shall work with the Delaware County Engineer and SVHOA to provide a remedy with these improvements."

Mr. Matlack asked if there is an intent to update the Comp. Plan to align with the Zoning Code. Mr. Duffee said the plan was last updated in 2018 and explained that they are planning to kick off that task this year.

Mr. Snodgrass asked if the setbacks in the proposal meet the standards of the new code? Mr. Duffee stated that he had not done a meticulous review yet, but he felt that they would generally meet the standards. Because the Neighborhood Zone is a straight district, they cannot have divergences, so if it doesn't meet those standards it would have to be a planned development.

Mr. Shock asked if there is a hardship in resubmitting the application when the new Code is in effect. Mr. Wicks stated that from both a financial and a timing standpoint, yes. They have been working on this since last year.

Mr. Shock made a motion to recommend Denial of the rezoning request by Mr. John Wicks from FR-1 to SFPRD. Ms. Holt seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Orange Twp.). Motion carried.

SUBDIVISION PROJECTS

Preliminary

03-26.1 Norris Acres at Evans Farm, Section 1 – Berlin Twp. - 57 lots / 20.16 acres

Conditions

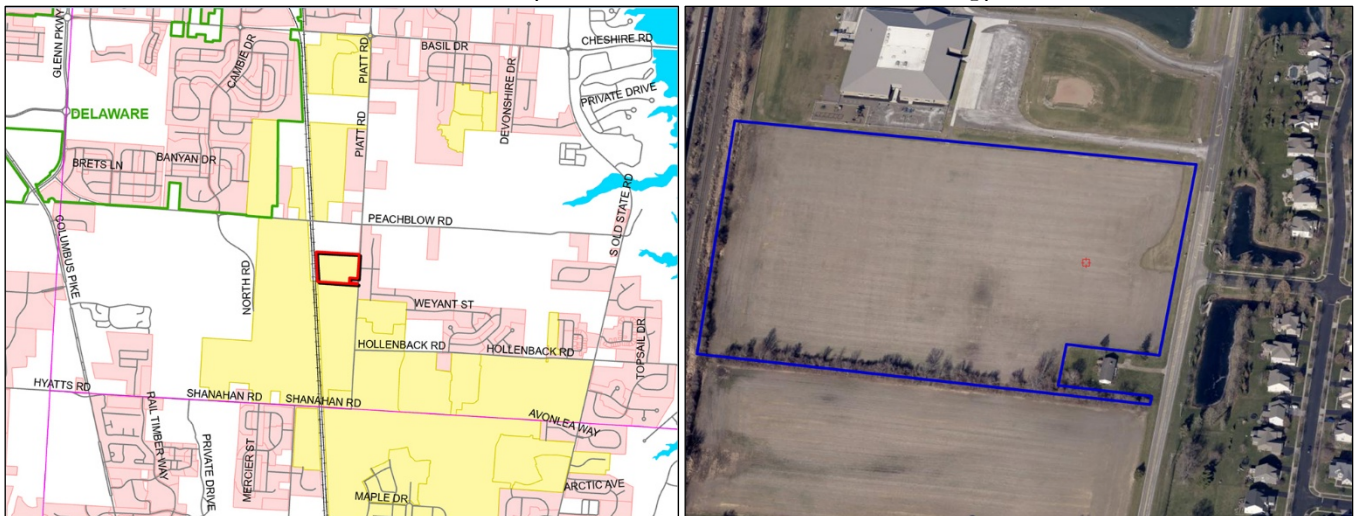
Applicant: Maronda Homes / **Engineer:** Kimley-Horn

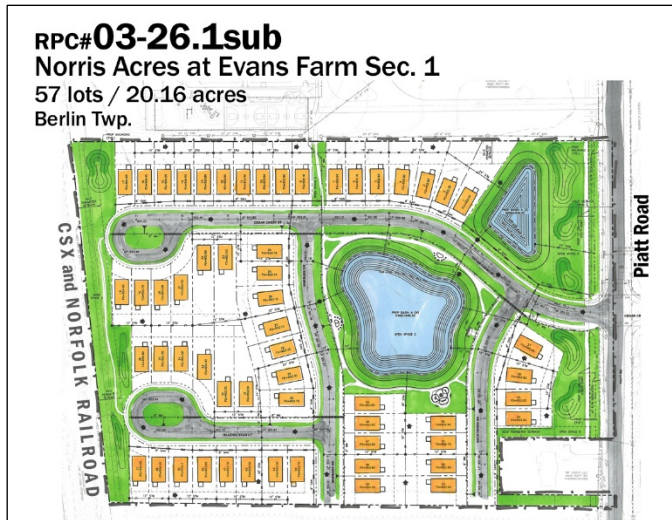
Subdivision Type: Single Family Residential

Location: West side of Piatt Rd., south of Peachblow Rd. / **Current Land Use:** Vacant

Zoned: R-1.85/PRD / **Zoning Approval:** November 24, 2025

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





Staff Comments

The request is for Preliminary Plan approval to create a 57-lot single-family residential development with typical lots being 43 feet wide by 125 feet deep, and 52 feet wide by 125 feet deep. The development will take access off of Piatt Road via Cedar Crest Street, with two cul-de-sacs to the west and two road stubs to the southern property line. The site is located on the west side of Piatt Road, just south of the recently-constructed Peachblow Crossing Elementary School, with railroad tracks bordering the site to the west. The development will include 6.34 acres of open space, two stormwater ponds, two entry features, landscape mounding along Piatt Road frontage, a path that connects to the elementary school, playground, sidewalks on both sides of the subdivision streets, and a Cluster Mailbox Unit. This development is proposed to connect to a similar section of Evans Farm to the south, which will include 185 single-family lots. All lots are similar in size to other portions of Evans Farm, but with garages along the street and without the alley approach that increases walkability.

A technical review was held on February 17, 2026, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary Approval* of **Norris Acres at Evans Farm, Section 1**, to the DCRPC.

Commission / Public Comments

Mr. Nick McGrail, Kimley-Horn, was present to represent the applicants.

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

04-26 Walton CAD – Radnor Twp. - 2 lots / 9.06 acres

Conditions

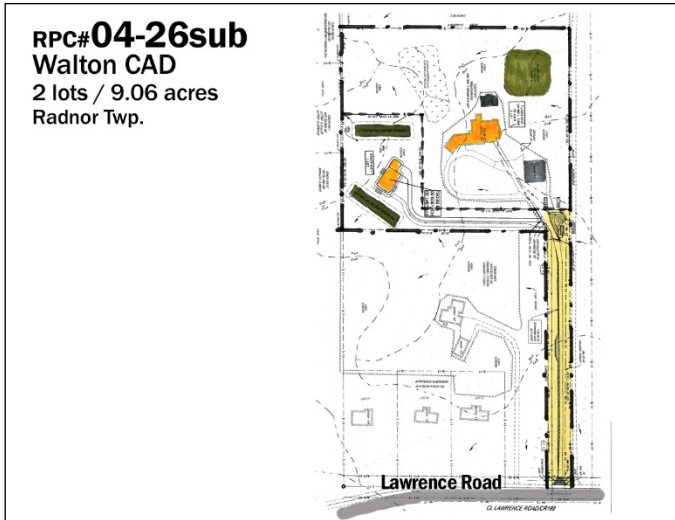
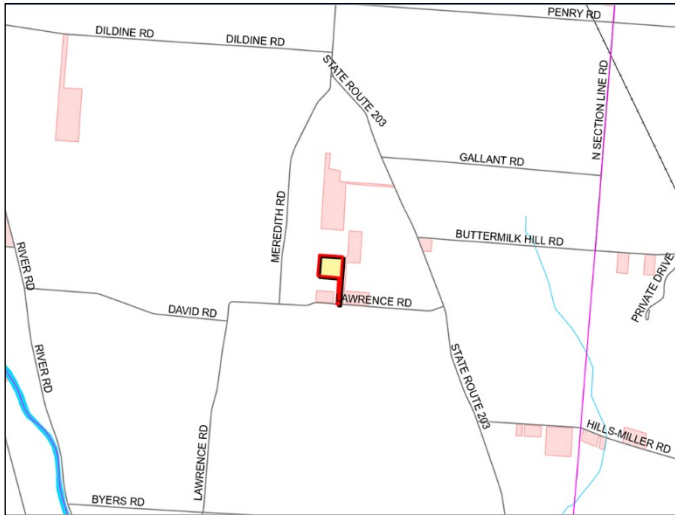
Applicant: Jon & Monica Walton / **Consultant:** A to Zoning

Subdivision Type: Single Family residential, Common Access Driveway

Location: North side of Lawrence Rd., west of State Route 203

Current Land Use: Residential / **Zoned:** Farm Residential (FR-1)

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



Staff Comments

The request is for Preliminary Plan approval to create a 2-lot Common Access Drive subdivision. The CAD will take access off of Lawrence Road and is surrounded by single-family residential lots, all of which are zoned FR-1. The preliminary plan identifies a potential wetland on the 6.991-acre lot that will not be impacted by development, and two CAD pull-off locations are provided every 350 feet as required. The site is located on the north side of Lawrence Road, just east of Meredith Road and west of the recently approved Tranel CAD.

A technical review was held on February 17, 2026, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary Approval* of **Walton CAD** to the DCRPC.

Commission / Public Comments

Ms. Courtney Wade, A to Zoning, was present to represent the applicant. She explained that the wetland delineation has been completed.

Mr. Price made a motion for Preliminary Approval of Walton CAD. Mr. Irvine seconded the motion. VOTE: Majority For, 0 Opposed, 2 Abstained (Building Safety and Village of Galena). Motion carried.

Platted Easement Vacation

05-26 Clarkshaw Crossing, Section 1 – Liberty Twp. – 1 lot / 2 sq. ft.

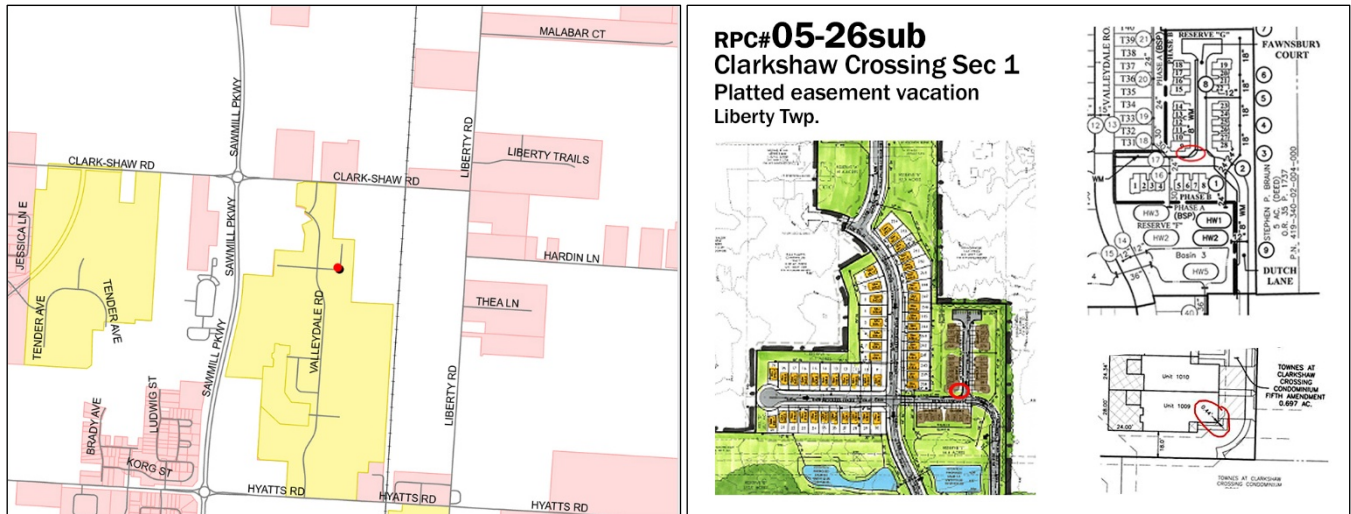
Conditions

Applicant: M/I Homes / **Engineer:** EMH & T

Subdivision Type: Planned Residential

Location: east side of Valleydale Rd., south of Dutch Ln.

Zoned: POD-18 / **Utilities:** Del-Co Water, central sewer



Introduction

Section 205.06 of the Subdivision Regulations allows for the vacation of easements created through platting which provide access beyond County agencies, such as to general utilities. The process requires notice and a meeting/decision of the Commission. Additionally, applications may be discussed during the monthly Technical Review Committee meeting.

Staff Comments

The applicant is proposing to vacate a 2-square-foot utility easement in a condominium section of Clarkshaw Crossing development. The easement is located at the northwest corner of Dutch Lane and Fawnsbury Court. The easement was created by plat with the recording of Section 1 on September 13, 2024, and it does

not appear that any property owners will be negatively impacted by vacating this 2-square-foot utility easement.

The applicant has presented to the RPC Office a survey of the easements to be vacated, a requirement for approval.

Staff Recommendation

Staff recommends *Final Approval* of Clarkshaw Crossing, Section 1 Easement Vacation to the DCRPC.

Commission / Public Comments

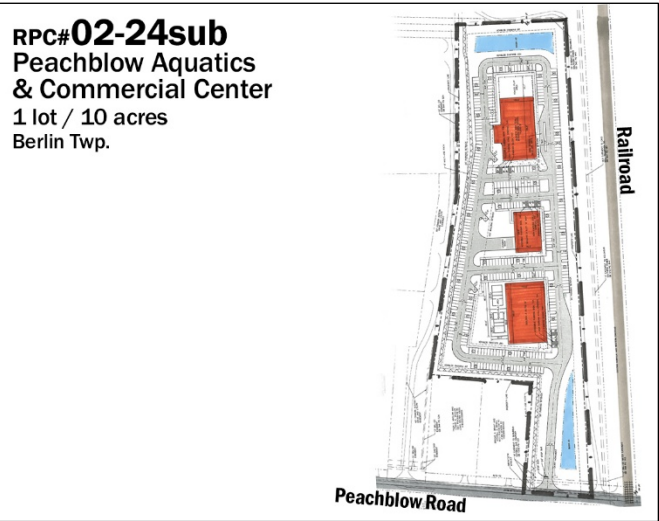
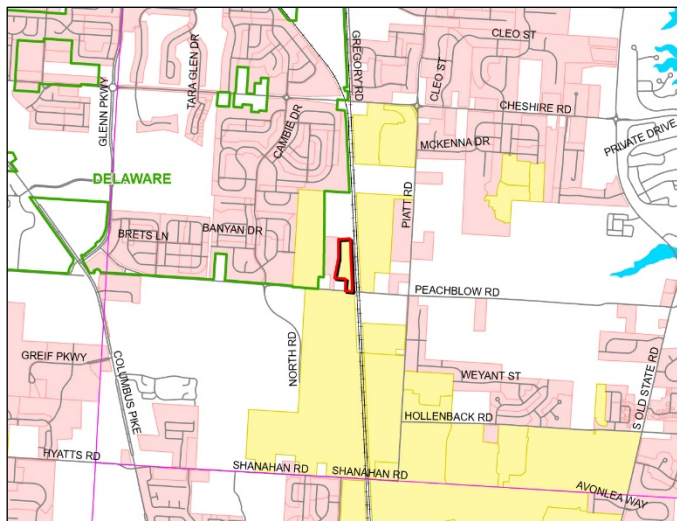
Mr. Price made a motion for Final Approval of Clarkshaw Crossing, Section 1 Easement Vacation. Mr. Matlack seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Liberty Twp.). Motion carried.

Extension

02-24 Peachblow Aquatics & Commercial Center – Berlin Twp. - 1 lot / 10 acres

Applicant: Rick and Laurie Karr / **Engineer:** Kimley-Horn

Preliminary approval: 02/29/24



Staff Comments

The applicant is requesting a 1-year extension for the Peachblow Aquatics & Commercial Center. The applicant states, “The project continues to progress, though logistical and financial challenges have slowed it. Final designs have been submitted and are in process with the Delaware County Building Department, Berlin Fire Dept. (approved), the Delaware Health District, and others for final permitting. We hope to break ground on the project in the near future and complete it within 18 to 24 months.”

Staff Recommendation

Staff recommends *Approval* of a 12-month Extension for the Peachblow Aquatics & Commercial Center to the RPC.

Commission / Public Comments

Mr. Rick Karr was present to answer questions from the Commission.

Mr. Matlack made a motion for Approval of a 12-month Extension for the Peachblow Aquatics & Commercial Center. Mr. Manley seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.

OTHER BUSINESS

- Executive Committee member elections

Chairman Shafer explained that bios for members interested in serving on the Executive Committee were emailed with the agenda earlier this week.

Mr. Snodgrass made a motion to appoint Sarah Holt, Joe Shafer, Robin Duffee and Tiffany Maag to the Executive Committee. Mr. Manley seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

RPC STAFF AND MEMBER NEWS

- Chairman Shafer thanked Mr. Ed Snodgrass for this 11 years of service to the Commission as Porter Twp. Representative and his 3 years of service as Vice-Chair of the Executive Committee.

Having no further business, Mr. Price made a motion to adjourn the meeting at 6:48 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, March 26, 2026, 6:00 PM at the Byxbe Campus Conference Room, 1610 State Route 521, Delaware, Ohio 43015.

Joe Shafer, Chairman

Stephanie Matlack, Executive Administrative Assistant