

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, April 30, 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 March 26, 2026 RPC Minutes
- Executive Committee Minutes of April 22, 2026
- Statement of Policy

CONSENT AGENDA (Final Plats)

			Township	Lots/Acres
22-20	T	Porshi	Orange	19 lots / 9.68 acres
13-22		Greyland Estates, Section 1, Phase B	Trenton	24 lots / 47.56 acres

T=Table Request

SUBDIVISION PROJECTS

Preliminary / Final

			Township	Lots/Acres
09-25		Ashford of Berkshire	Berkshire	1 lot / 8.403 acres
10-25		Courtyards on Concord	Concord	1 lot / 35.889 acres
06-26		Woodtown Farms CAD, Lot 588, Div. #1	Harlem	1 lot / 23.302 acres
21-25		Independent Living at Old State	Orange	2 lots / 5.003 acres

ZONING MAP/TEXT AMENDMENTS

10-26 ZON	Scott & Linda Parsley - Trenton Twp. - 8.083 acres - FR to RR
11-26 ZON	Ohio Mulch - Berlin Twp. - 4.876 acres - FR-1 to BCO

OTHER BUSINESS

- Consideration for Approval: Contract to update the Harlem Twp. Zoning Resolution & Comp. Plan

ADMINISTRATIVE BUSINESS

- **Call to Order**

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

- **Roll Call**

Representatives: David Weade, Sebastien Bernaert, Ric Irvine, Duane Matlack, Gary Merrell, Glynnis Dunfee, Sarah Holt, Joe Shafer, Mike Cannon, David Willyerd, Staci Hood, Jenna Rodman, Robin Duffee, Joe Proemm, Randy Leienberger, Bill Zieber, Ryan Stoner, Kent Manley, Mike Dattilo and Doug Price. *Alternates:* David Setzer, Chad Green, and Sarah Noel. *Staff:* Scott Sanders, Brad Fisher, Da-Wei Liou and Stephanie Matlack.

- **Approval of the RPC Minutes March 26, 2026**

Mr. Price made a motion to Approve the minutes from the March 26th meeting, seconded by Ms. Holt. VOTE: Unanimously For, 0 Opposed. Motion carried.

- **April 22, 2026 Executive Committee Minutes**

A. Call to order

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

B. Approval of Executive Committee Minutes from March 18, 2026

Mr. Merrell made a motion to Approve the minutes from the March 18th meeting, seconded by Ms. Holt. VOTE: Unanimously For, 0 Opposed. Motion carried.

C. New Business

1. Financial / Activity Reports for March

All dues have been paid for 2026 (Updated 4/27/26)

REGIONAL PLANNING RECEIPTS		MARCH	YTD TOTAL
General Fees (Lot Split)	(4201)	\$615.00	\$2,592.00
Fees A (Site Review)	(4202)	\$2,600.00	\$2,600.00
Insp. Fees (Lot Line Transfer)	(4203)	\$100.00	\$700.00
Membership Fees	(4204)	\$26,102.00	\$254,784.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$536.50	\$1,517.41
Assoc. Membership	(4206)		
General Sales	(4220)		
Charges for Serv. A (Prel. Appl.)	(4230)		\$17,820.00
Charges for Serv. B (Final. Appl.)	(4231)		\$20,824.73
Charges for Serv. C (Ext. Fee)	(4232)		\$1,200.00
Charges for Serv. D (Table Fee)	(4233)	\$300.00	\$300.00
Charges for Serv. E (Appeal/Var.)	(4234)		\$1,500.00
Charges for Serv. F (Planned District Zoning)	(4235)		\$250.00

The TA Grants Program aids eligible MORPC members for community-based planning services that help to advance regional goals and specific strategies identified in the Metropolitan Transportation Plan (MTP). The program awards technical assistance services through a competitive application process. Only local governments and MORPC members within the Metropolitan Planning Organization (MPO) area are eligible. **Brad has been on the evaluation committee for the last few years and was invited to participate in the 2026 round of grants. The first committee meeting was April 20th.**

DCRPC-Managed Projects

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 is scheduled to attend the April 21st Steering Committee meeting and present current chapters. The Plan should be completed early this summer.**

Concord Township Comprehensive Plan

Update to the 2018 plan with 2021 updates. **Waiting on a date for presentation to the Trustees for potential adoption.**

Harlem Township Comprehensive Plan/Zoning Code

Update to the Township's Comp. Plan and Zoning Code to match the Strategic Guide. **Contract submitted for approval.**

Berkshire Township Comprehensive Plan

Update to the latest 2018 plan. **Scott will restart this process in the coming months.**

Scioto Township Comprehensive Plan

Update to the Township's 2005 plan. **Brad will start this process this year.**

Porter Township Comprehensive Plan

Discussions have started related to an update for the Township's Plan, last updated in 2000. Porter is circulating a significant update to the Zoning Resolution and when the adoption is underway, work will likely start on the Plan.

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. The current routes for consideration go through Marion and Morrow Counties. Information can be found here. <https://publicinput.com/23-71study>

Delaware County Trail Forum

Delaware Public Health District hosted a meeting on April 20th to discuss a **County-wide Trail Forum** in October. This is intended to be a collaborative effort between municipalities and County agencies to determine focus areas for trail expansion in Delaware County. The Trail Committee is planning on working on an update to the [County-Wide trail plan completed in 2017](#).

State of the County

Brad will be attending this presentation on April 27th. The Commissioners will discuss budgeting, county agency accomplishments and current projects. These details are described in the [2025 Annual Report](#).

4. Consideration for Recommendation of Approval: Contract for the Harlem Twp. Comprehensive Plan and Zoning Resolution update

Ms. Holt made a motion to recommend Approval of the Contract for the Harlem Twp. Comprehensive Plan and Zoning Resolution update. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

D. Adjourn

Having no further business, Mr. Duffee made a motion to adjourn the meeting at 9:48 a.m. , seconded by Ms. Holt. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Wednesday, May 20, 2026 at 9:00 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)

22-20 T Porshi – Orange Twp. - 19 lots / 9.68 acres

Applicant: Porshi LLC / **Engineer:** EDB International Inc.

Preliminary approval: 10/29/20 / **Preliminary Expires:** 05/30/26

Previous table: 03/26/26 – 04/30/26

Staff Comments

The applicant is requesting a 60-day tabling of the final plat for the Porshi Subdivision in order to complete required testing by the Sanitary Engineer's office.

Staff Recommendation

Staff recommends *Approval* of a 60-day Tabling for **Porshi** to the RPC.

Commission / Public Comments

Mr. Price made a motion to Approve the 60-day Tabling for Porshi. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

13-22 Greyland Estates, Section 1, Phase B – Trenton Twp. - 24 lots / 47.56 acres

Conditions

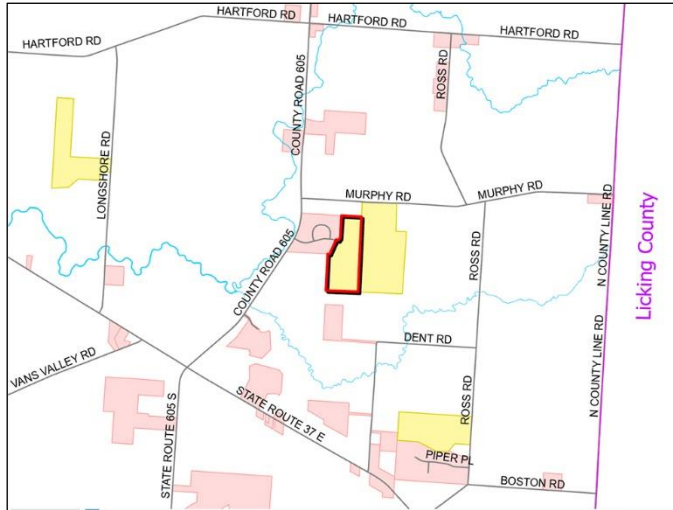
Applicant: Troy Fritz, Weaver Custom Homes / **Engineer:** Shaffer, Johnston, Lichtenwalter & Assoc., Inc.

Subdivision Type: Single Family Residential

Location: south of Murphy Rd., east of CR 605

Zoned: Planned Residential Conservation District (PRCD) / **Preliminary Approval:** 04/28/22

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



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



Staff Comments

Greyland Estates, Section 1, Phase B is a residential subdivision with 24 buildable and two reserve lots. The development takes access from Greyland Dr. East in Section 1 and will provide a road stub to the east to allow for future sections of Greyland Estates. Preliminary approval was granted on April 28, 2022 and the applicant is now requesting Final Plat approval.

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

Staff Recommendation

Staff recommends *Final Approval* of Greyland Estates, Section 1, Phase B to the DCRPC.

Commission / Public Comments

Mr. Irvine made a motion for Final Approval of Greyland Estates, Section 1, Phase B. Ms. Holt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

SUBDIVISION PROJECTS

Preliminary / Final

09-25 Ashford of Berkshire – Berkshire Twp. - 1 lot / 8.403 acres

Conditions

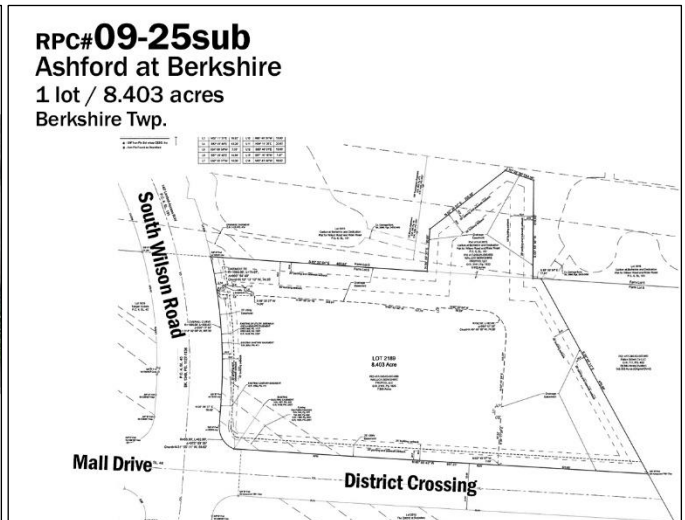
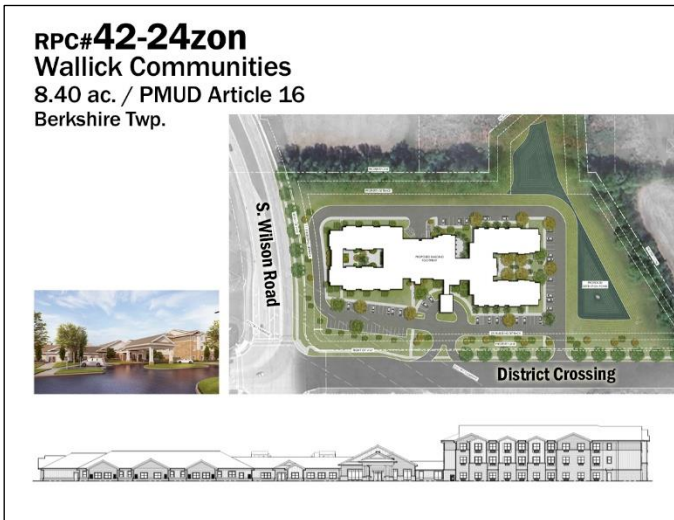
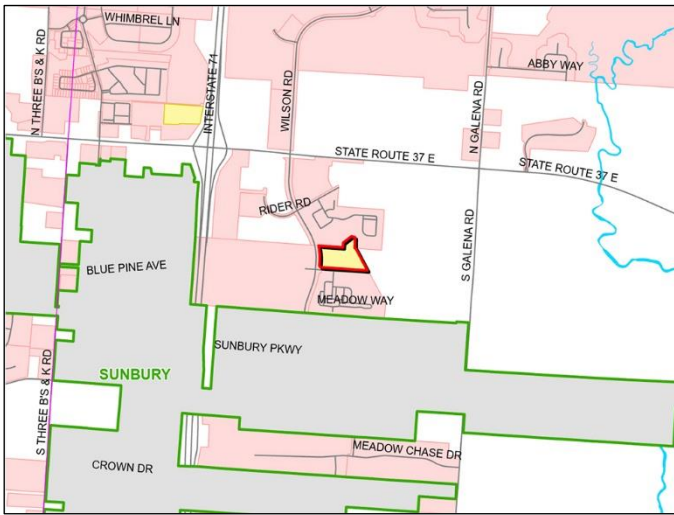
Applicant: Wallick Communities / **Engineer:** Kimley-Horn

Subdivision Type: Senior Residential Care Facility

Location: north side of District Crossing, east of S. Wilson Rd.

Zoned: Planned Mixed Use District (PMUD)

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



Staff Comments

Ashford of Berkshire is a residential facility with 108 units located on one lot. The development takes access from District Crossing and will incorporate 0.9-acres of land that was originally platted with the Carlton at Berkshire development to the north, which is fully encompassed by a drainage easement and cannot be developed. The request is for a combined Preliminary Plan/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 *Preliminary and Final Approval* of Ashford of Berkshire to the DCRPC.

Commission / Public Comments

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

Mr. Duffee made a motion for Preliminary and Final Approval of Ashford of Berkshire. Ms. Holt seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berkshire Twp.). Motion carried.

10-25 Courtyards on Concord – Concord Twp. - 1 lot / 35.889 acres

Conditions

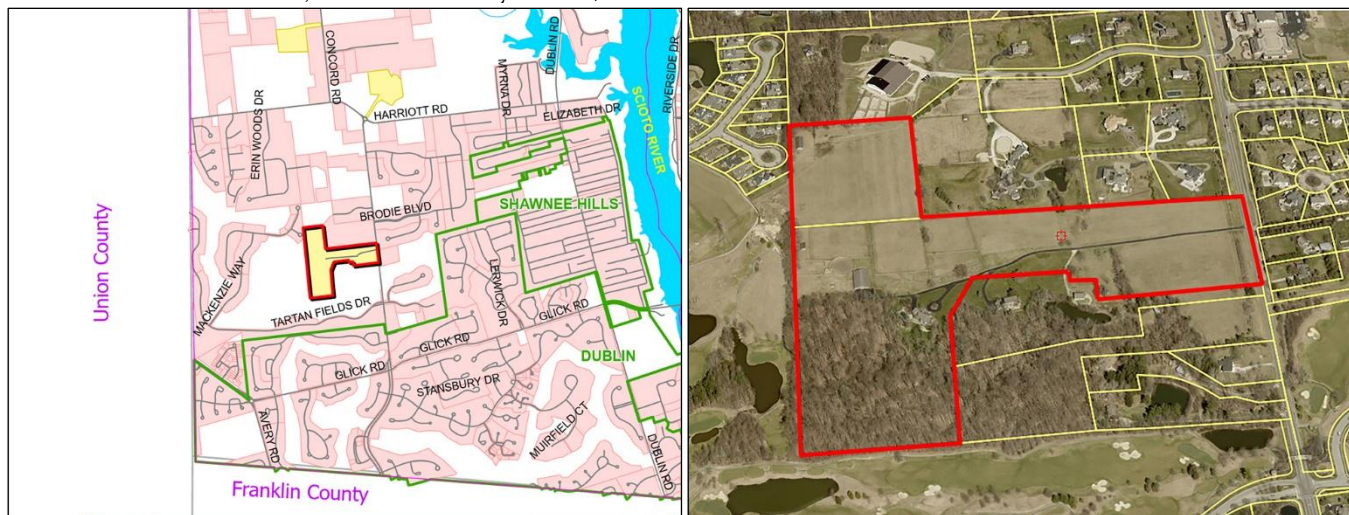
Applicant: Epcon Communities / **Engineer:** CESO

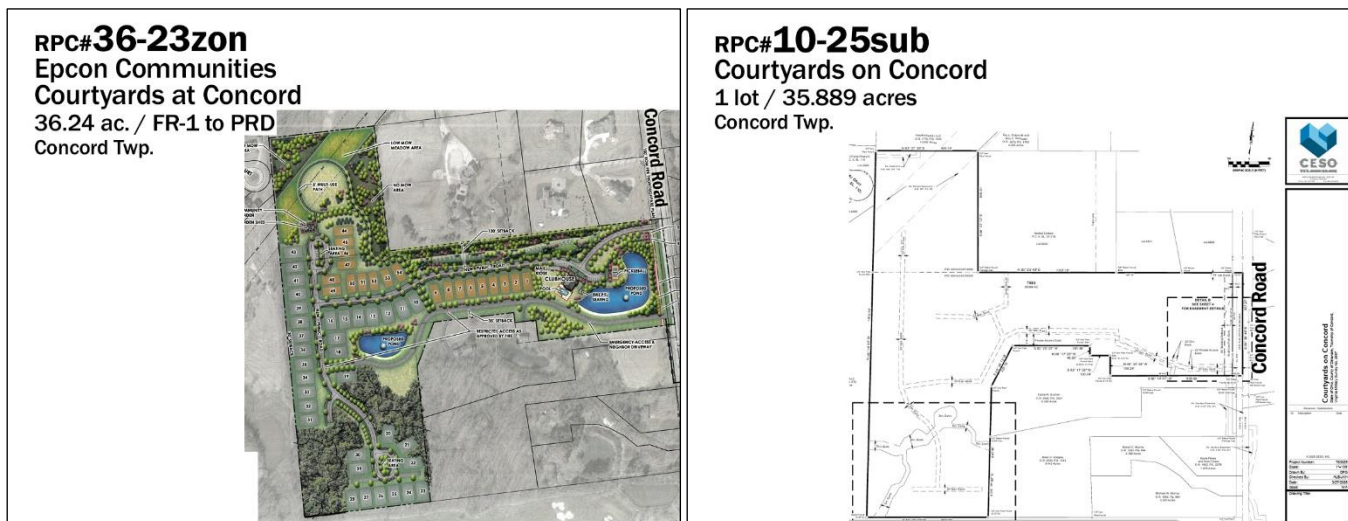
Subdivision Type: Single-family planned development

Location: west side of Concord Rd., north of Tartan Fields Dr.

Zoned: Planned Residential District (PRD)

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





Staff Comments

Courtyards at Concord is a 54-unit, single-family residential condominium subdivision. The development takes access from Concord Road via a private internal road and paved secondary emergency access. The development includes walking paths, a clubhouse, pool, Pickleball courts, and a community garden area. Although not developed with individual fee simple lots, the open space provided is roughly 22 acres, or 60% of the site. The request is for a combined Preliminary Plan/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 *Preliminary and Final Approval* of **Courtyards on Concord** to the DCRPC.

Commission / Public Comments

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

Mr. Manley made a motion for Preliminary and Final Approval of Courtyards on Concord. Mr. Weade seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Concord Twp.). Motion carried.

06-26 Woodtown Farms CAD, Lot 588, Div. #1 – Harlem Twp. - 1 lot / 23.302 acres

Conditions

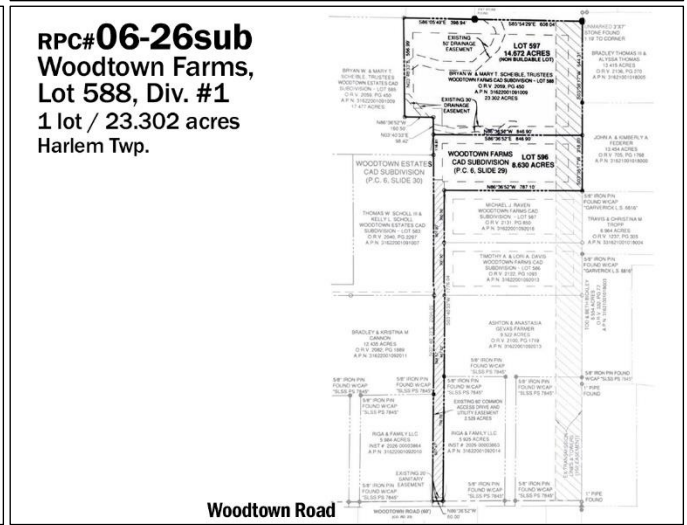
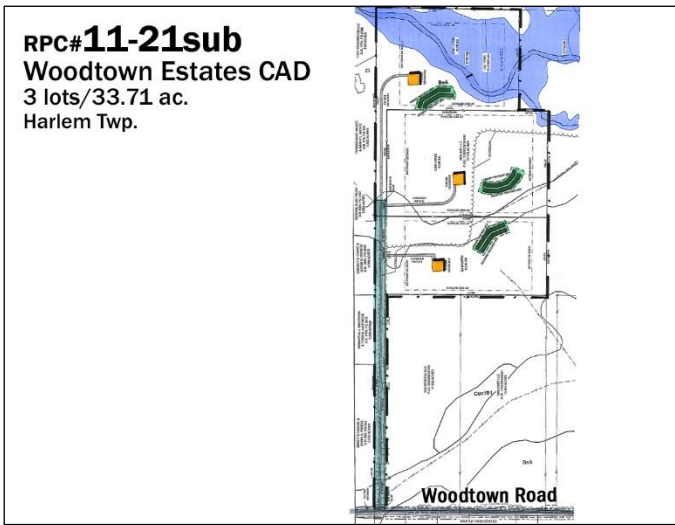
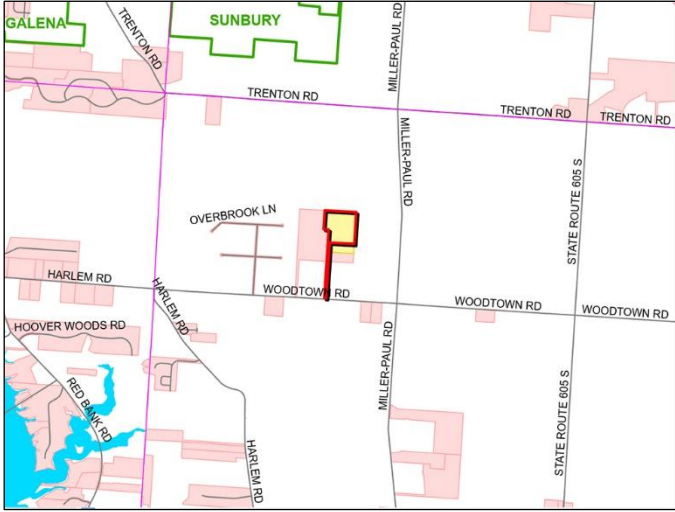
Applicant: Bryan and Mary Scheible / **Engineer:** Gandee Heydinger Group

Subdivision Type: Single-family CAD

Location: north side of Woodtown Rd., west of Miller-Paul Rd.

Zoned: Farm Residential (AR-1)

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



Staff Comments

Woodtown Farms CAD was originally platted as a 3-lot CAD subdivision in 2022. This proposal will separate the rear 14.672-acres from lot 596, creating a “non-buildable lot” that will be owned by the adjacent property owner to the west. The proposed configuration of lot 596 still meets zoning requirements and is able to locate an on-site wastewater treatment system. Access, the CAD maintenance agreement and the rest of the platted lots remain unchanged. The request is for a combined Preliminary Plan/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 *Preliminary and Final Approval* of Woodtown Farms CAD, Lot 588, Division #1 to the DCRPC.

Commission / Public Comments

Mr. Garrett Gandee, Gandee Heydinger Group, was present to represent the applicant.

Ms. Holt made a motion for Preliminary and Final Approval of Woodtown Farms CAD, Lot 588, Division #1. Mr. Setzer seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Harlem Twp.). Motion carried.

21-25 Independent Living at Old State – Orange Twp. - 2 lots / 5.003 acres

Conditions

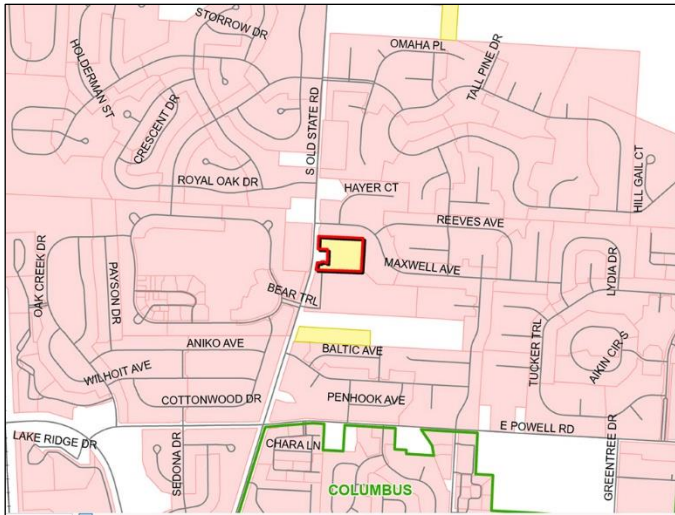
Applicant: ILOS II LLC. / **Engineer:** Kleingers

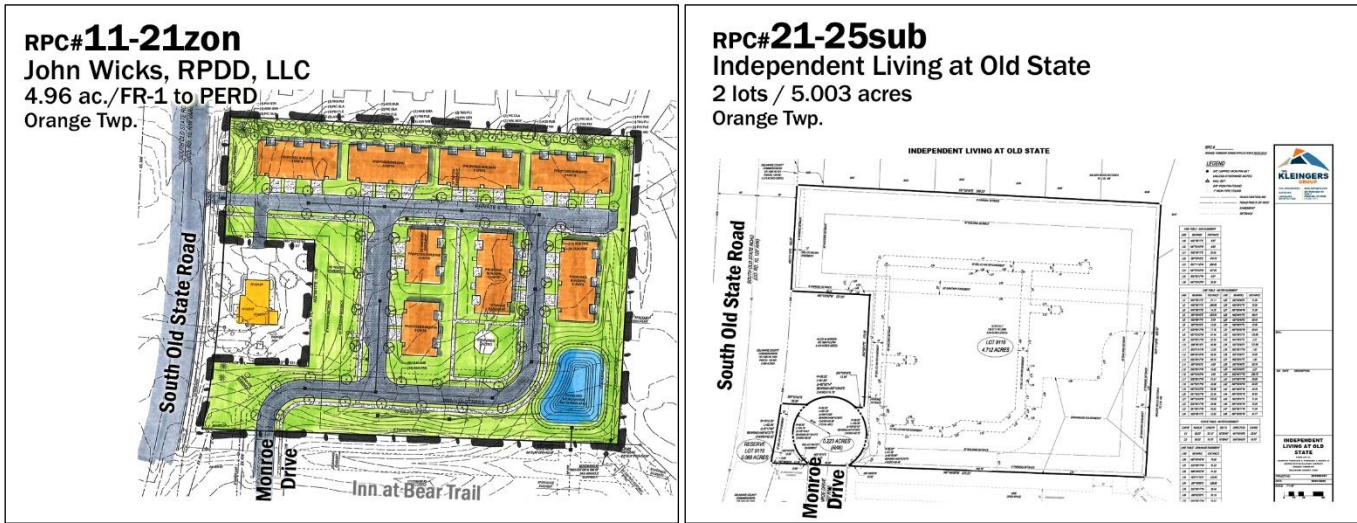
Subdivision Type: 55 and older condominium development

Location: east side of S. Old State Rd., north of Monroe Dr.

Zoned: Planned Elderly Residential District (PERD)

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





Staff Comments

Independent Living at Old State is an independent living development with duplex and triplex units. The site gains access off of the terminus of Monroe Drive. The site fronts on S. Old State Road, will include one reserve lot and one developable lot, has an emergency access drive at S. Old State Road, and will be developed with eight buildings that include 22 senior living units. The request is for a combined Preliminary Plan/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 *Preliminary and Final Approval* of **Independent Living at Old State** to the DCRPC.

Commission / Public Comments

No one was present to represent the applicant.

Mr. Matlack made a motion for Preliminary and Final Approval of Independent Living at Old State. Mr. Irvine seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

ZONING MAP/TEXT AMENDMENTS

10-26 ZON Scott & Linda Parsley – Trenton Twp. – 8.083 acres – FR to RR

Request

The applicants, Scott and Linda Parsley, are requesting a 8.083-acre rezoning from FR to RR to allow the lot to be split into two residential lots.

Conditions

Location: 3241 County Road 605

Current Land Owner: Paige Driver Trustee

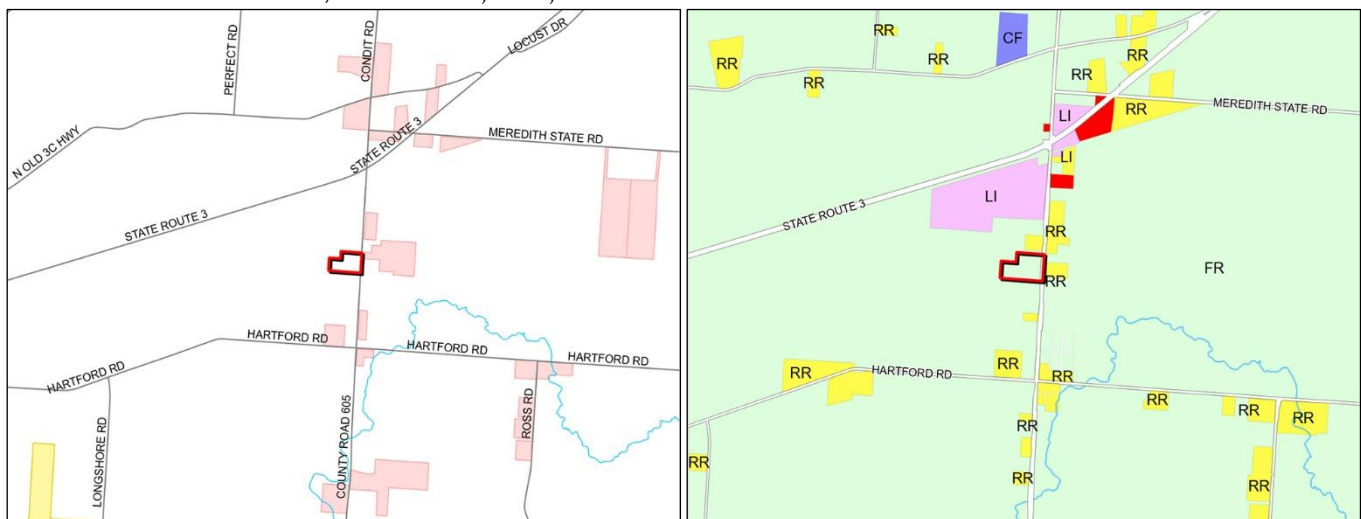
Current Zoning: Farm Residential (FR) / **Proposed Zoning:** Rural Residential (RR)

Current Use(s): single residential home / **Proposed Use(s):** single family residential home (future lot split)

Surrounding Uses: Single-family residential and Agriculture

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

Critical Resources: none / **Soils:** BeA, BeB, PwA



Introduction

This property is located on the west side of Condit Rd., north of Hartford Rd. Surrounding properties are zoned FR and RR and developed with single-family homes. The applicant seeks to rezone 5.38 acres to the RR District to allow the land to be subdivided. The RR District allows for one single-family dwelling on a lot not less than three acres in size and requires a minimum road frontage of 250 feet. The applicant provided a site plan that indicates the site will be subdivided into 3.04 acres and 5.079 acres, leaving a remainder 5.053-acre parcel. If developed as shown, the creation of the 3.04-acre parcel will result in the remainder not having the full frontage required. Since Trenton Township zoning does not allow flag lots, staff's understanding is that this would require to be developed as a Common Access Driveway, similar to the two-lot CAD directly across the street.

Comprehensive Plan

Trenton Township's 2004 Comprehensive Plan includes this property in subarea IV-South Condit, and recommends retaining the current minimum lot size of 3 acres in Rural Residential district where there is no central sanitary sewer. The proposal meets the recommended minimum lot size.

Issues

Access and Drainage must be reviewed and approved as part of the Development Plan process prior to filing a Lot Split application with the DCRPC. Both lots that will be rezoned currently have access points onto Condit Rd., the site is generally flat and there is roadside drainage.

Sanitary Treatment: Both properties are served by on-site wastewater treatment systems, which must be reviewed and approved by the Delaware Public Health District prior to the reconfiguration of land.

Staff Recommendations

Staff recommends **Approval** of the rezoning request by Scott and Linda Parsley 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. She stated that they have been in contact with Soil and Water Conservation District along with the Health District.

Mr. Price made a motion to recommend Approval of the rezoning request by Scott and Linda Parsley from FR to RR. Mr. Irvine seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Trenton Twp.). Motion carried.

11-26 ZON Ohio Mulch – Berlin Twp. – 4.876 acres – FR-1 to BCO Art. 15

Request

The applicant, Nathaniel Marks, Ohio Mulch, is requesting a 4.846-acre rezoning from FR-1 to BCO Article 15 for the development of an Ohio Mulch facility.

Conditions

Location: north side of State Route 37, west of N. Three B's and K Rd.

Current Land Owner: Autumn Mess

Current Zoning: Farm Residential (FR-1) / **Proposed Zoning:** Berlin Business Park Art. 15 (BCO)

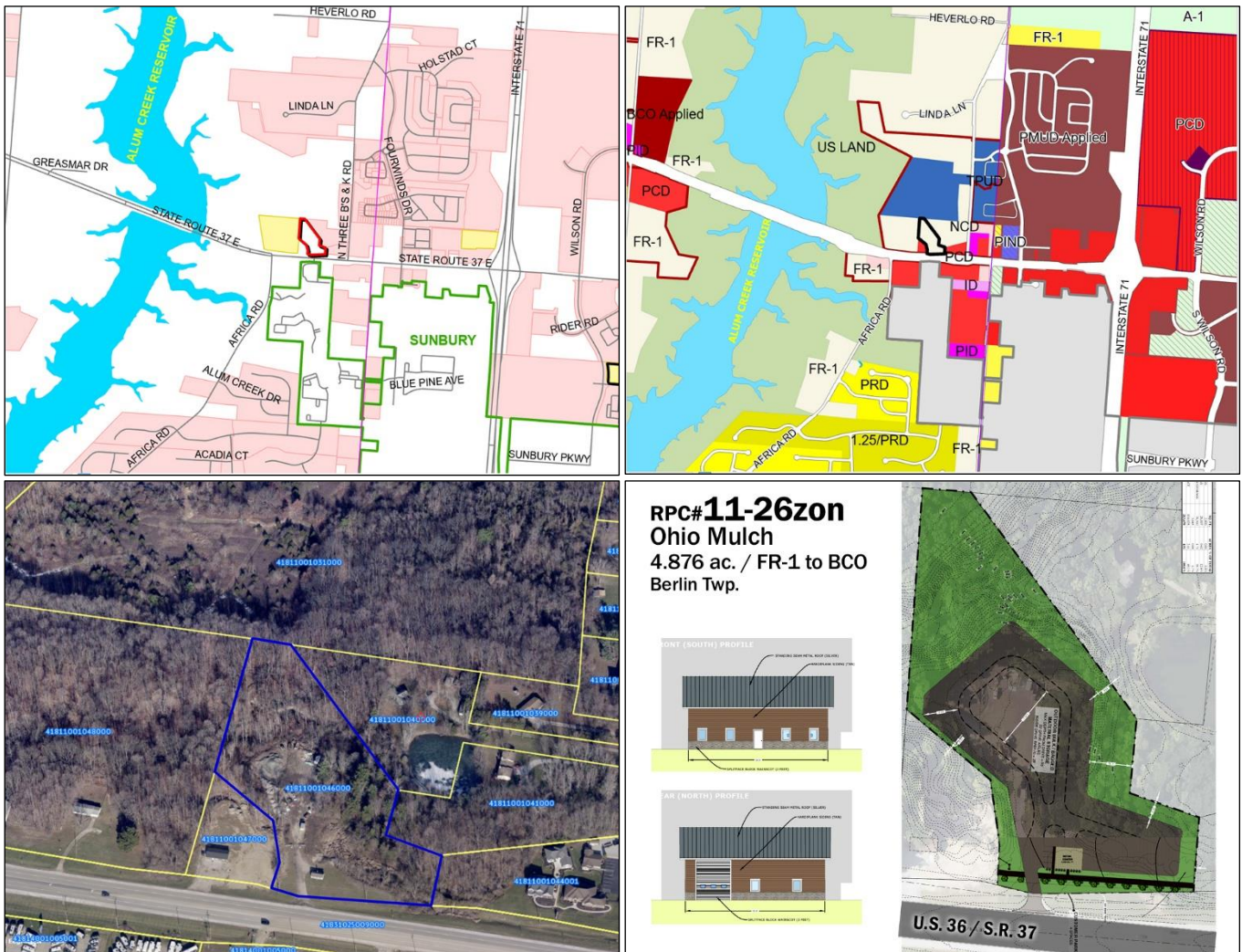
Current Use(s): vacant, existing block building / **Proposed Use(s):** Ohio Mulch facility

Surrounding Uses: To the north, a significant ravine and approved 106-unit condo community. To the east, two large-lot single-family homes. To the south, Sunbury apartments under construction. To the west, approved marine and boat repair.

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

Critical Resources: drainage course, wetland / **Soils:** LbF, CaB, BeB, AmE

Traffic Study: ODOT may require a traffic study prior to a change in use.



Introduction

The applicant seeks to apply the standards of the Berlin Commercial Overlay, essentially rezoning the 4.876-acre site from FR-1 to BCO, to allow for a garden center. The site is located on the north side of U.S. 36/S.R. 37, between N. Three B’s and K and Alum Creek and is generally vacant, other than an old shed and gravel drive. The development will include a centrally-located outdoor bulk/bagged material storage area of approximately 0.5 acres, a 2,000 sq. ft. retail center near the entrance, a 10-foot-wide multi-use path along the frontage, four parking spaces, and an asphalt drive loop.

There are FR-1 zoned properties to the east and west; however, there is also an approved Transitional Planned Unit Development (TPUD) to the north, and two PCD properties to the east and west. The large property to the west was proposed for a multi-family development in 2024, but that site to date has not been successfully zoned to allow for that development. The proposed uses fall under NAICS code 444220- Nursery, Garden Center, and Farm Supply Stores, which is permitted in the BCO.

Comprehensive Plan

Berlin Township’s 2023 Comprehensive Plan recommends the BCO be applied to this site, which allows for commercial uses such as Nursery, Garden Center, and Farm Supply Stores. The Plan also seeks the conservation

of natural resources (steep slopes) and requests that extensive landscaping be provided in parking areas. The request is supported by the plan as the proposed use is permitted in the BCO, steep slopes are generally not impacted by development, and the parking lot is small enough (4 spaces) that landscaping is not necessary in the parking area.

Issues

Traffic and access:

The existing point of ingress/egress will remain, with 4 dedicated parking spaces. The driveway and parking areas are intended to be paved. Access is currently existing and would be controlled by ODOT.

Drainage:

There is a drainage path that extends across the north and east portions of the site and there are steep slopes (greater than 20%) that surround the drainage path. However, these areas are generally protected and do not include development. The drive does impact the drainage path to the south, which must be reviewed and approved by the Delaware County Engineer's office if the zoning is approved.

Signage:

The Development Text states that a free-standing sign and building signage is proposed and will comply with zoning requirements. A signage plan/detail was not provided.

Landscaping and Lighting:

A Landscaping and Lighting Plan was included in the submission. Landscaping will be provided along the entire frontage of the property between the ROW and the multi-use path; there will also be 10 shrubs along the frontage of the retail center and the customer parking area.

Lighting will be limited to downcast can lights in the building soffit and shielded, downcast lights at building ingress / egress locations.

Sanitary Treatment:

The site will be served by county sanitary sewer.

Divergences

Four divergences are requested:

1. 15.04(G) - allow for outdoor bulk/ bagged palletized storage with an outdoor retail display within the specified area. The applicant stated that "this use is consistent with such permitted uses and shall be accessory to the indoor retail center. Landscaping products displayed will be kept on orderly pallets with a minimum 20-foot wide drive aisle consistent with Ohio Fire Code standards for Access Drives, with a 26-foot wide minimum inside turning radius to ensure safe access. Materials will be located behind the front building line on a paved surface, as specified on the development plan herein, with a maximum storage depth of 65 feet from the access drive. Natural vegetation will be maintained surrounding the proposed outdoor retail area, and it will be compatible in appearance with the adjoining lot to the west to be used for auto and boat repair."

Staff Comment: Staff has no concerns with this request as the outdoor storage of products will be screened from surrounding properties by existing vegetation. However, Staff recommends that the height of the outdoor storage

items be restricted and that maximum storage height be identified in the Development Text.

2. 15.05(A(1)) – reduce the required lot size from 5-acres to 4.876.

Staff Comment: Staff believes the deficiency of 0.124-acres is negligible and not a concern with this application.

3. 15.05(C(4(f))) – when a perimeter area buffer is required per Section 15.05(C)(7), it shall be landscaped with five (5) deciduous trees, five (5) evergreen trees, and twenty-five (25) shrubs per one hundred (100) lineal feet. The applicant would like to allow existing vegetation to be retained for natural buffering.

Staff Comment: Staff has no concerns with this request as most of the undeveloped land as shown on the site plan is heavily wooded, with the exception being next to the PCD property to the southwest, which is not applicable. Additionally, this section states “Existing trees, streams, and other significant natural resources shall be preserved and taken into consideration when determining mound placement.”, and the existing natural resources would be impacted if mounding were required.

4. 15.05(C(4))/15.05(C(8)a)) – reduce the required side yard and perimeter (building and parking) setback when adjacent to a parcel used for residential purposes and not provide an eight (8) foot tall mound running parallel to the lot line abutting the residential use. The request is to reduce the parking setback from 250 feet to 30 feet and building setback from 250 feet to 130 feet, and not provide the mounding.

Staff Comment: Staff has no concerns with this request as the only two residential properties that would be affected to the east are separated by more than 300 feet of woods, and the residential property to the east is separated by a property already zoned PCD. The proposed retail building will also only be 25 feet tall.

General Comment: Staff notes that the Commission had concerns with access for the proposed marine and boat repair proposal to the west (Conrad). To date, no significant activity has taken place on that small 1-acre parcel. This development provides an opportunity for these landowners to work together on a plan that would consolidate access points and provide for better overall circulation. Such an approach would also reduce the number of perimeter setback requirements.

Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Ohio Mulch from FR-1 to BCO Art. 15 to the DCRPC, Berlin Twp. Zoning Commission and Berlin Twp. Trustees, subject to:

- 1.) Encourage coordination with the neighboring property to the west to improve access and circulation;
- 2.) Identify on the plan where employee parking and loading/unloading areas will be located;
- 3.) Receive approval from ODOT for the drive location; and
- 4.) Based on tree preservation requirements in section 15.05(I(i)), a tree survey should be completed to confirm the required trees (based on trunk diameter) are protected.

Commission / Public Comments

Mr. Joe Clase, Plan 4 Land, along with attorney Mr. Jack Reynolds, Smith & Hale, were present. Mr. Clase stated that they are working with neighbors to the west on combined access.

Mr. Price questioned whether four parking spaces was adequate. Mr. Clase stated that typically contractors would pull directly in front of the items they would be loading. The parking spaces would be for the retail store.

Mr. Matlack made a motion to recommend Conditional Approval of the rezoning for Ohio Mulch from FR-1 to BCO Article 15, subject to staff recommendations #1-4. Mr. Manley seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.

OTHER BUSINESS

- Consideration for Approval: Contract to update the Harlem Twp. Zoning Resolution & Comp. Plan

Mr. Price made a motion to Approve the Contract to update the Harlem Twp. Zoning Resolution and Comprehensive Plan. Mr. Manley seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Having no further business, Mr. Price made a motion to adjourn the meeting at 6:24 p.m. 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, May 28, 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