

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, June 25, 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 May 28, 2026 RPC Minutes
- Executive Committee Minutes of June 22, 2026
- Statement of Policy

CONSENT AGENDA (Final Plats)

		Township	Lots/Acres
33-19.8	Berlin Farm West, Section 8	Berlin	23 lots / 14.24 acres
33-19.9	Berlin Farm West, Section 9	Berlin	28 lots / 14.021 acres
03-23.4	Clarkshaw Crossing, Section 4	Liberty	49 lots / 8.557 acres

ZONING MAP/TEXT AMENDMENTS

15-26 ZON	Yong Hwang - Orange Twp. - 18.667 acres - FR-1 to N
16-26 ZON	Harlem Twp. Zoning Comm. - Zoning Resolution amendments - Arts. IV, XXIV, XXXV
17-26 ZON	Trenton Twp. Zoning Comm. - Zoning Resolution amendments
18-26 ZON	Jeannie Bailey & Michael Gloeckner - Harlem Twp. - 5.001 acres - AR-1 to FR-1

SUBDIVISION PROJECTS

		Township	Lots/Acres
<u>Preliminary</u>			
07-26	Bluffs at Alum Creek	Berlin	1 lot / 37.621 acres

OTHER BUSINESS

POLICY / EDUCATION DISCUSSION

RPC STAFF AND MEMBER NEWS

ADMINISTRATIVE BUSINESS

- **Call to Order**

Chairman Shafer called the meeting to order at 6:02 p.m.

- **Roll Call**

Representatives: David Weade, Don Sutton, Sebastien Bernaert, Duane Matlack, Jeff Benton, Glynnis Dunfee, Matt Shock, Joe Shafer, Mike Cannon, David Willyerd, Staci Hood, Robin Duffee, Randy Leienberger, Bill Zieber, Kent Manley, Mike Dattilo and Doug Price. Alternates: Cheryl Friend, Chadwick Smith, David Setzer, and Chad Green. Staff: Scott Sanders, Brad Fisher, Da-Wei Liou and Stephanie Matlack.

- **Approval of the RPC Minutes May 28, 2026**

Mr. Shock made a motion to Approve the minutes from the May 28th meeting, seconded by Mr. Matlack. VOTE: Unanimously For, 0 Opposed. Motion carried.

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

A. Call to order

Chairman Shafer called the meeting to order at 2:00 p.m. Present: Joe Shafer, Robin Duffee, Gary Merrell, Tiffany Maag, and Sarah Holt. Staff: Scott Sanders and Stephanie Matlack.

B. Approval of Executive Committee Minutes from May 20, 2026

Ms. Maag made a motion to Approve the May 20th Executive Committee minutes, seconded by Ms. Holt. VOTE: Unanimously For, 0 Opposed. Motion carried.

C. New Business

1. Financial / Activity Reports for May

REGIONAL PLANNING RECEIPTS		MAY	YTD TOTAL
General Fees (Lot Split)	(4201)	\$1,435.00	\$7,102.00
Fees A (Site Review)	(4202)	\$1,500.00	\$6,100.00
Insp. Fees (Lot Line Transfer)	(4203)	\$1,000.00	\$1,700.00
Membership Fees	(4204)		\$288,036.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$444.40	\$10,935.99
Assoc. Membership	(4206)		
General Sales	(4220)		
Charges for Serv. A (Prel. Appl.)	(4230)	\$18,469.94	\$43,990.38
Charges for Serv. B (Final. Appl.)	(4231)	\$8,850.00	\$40,515.17
Charges for Serv. C (Ext. Fee)	(4232)		\$1,200.00
Charges for Serv. D (Table Fee)	(4233)		\$600.00
Charges for Serv. E (Appeal/Var.)	(4234)		\$1,500.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$1,250.00	\$2,250.00
Charges for Serv. G (Easement / Plat Vacation)	(4236)		\$500.00

OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$825.00	\$2,550.00
Soil & Water Fees	(4243)	\$1,200.00	\$4,500.00
Commissioner’s fees	(4244)	\$195.00	\$651.00
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		\$35,169.34	\$412,130.54

Balance after receipts	\$1,250,229.29
Expenditures	<u>\$ 54,135.26</u>
End of May balance (carry forward)	\$1,193,094.03

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

2. RPC Preliminary Agenda June

- a) Sketch Plans

	<u>Township</u>	<u>Lots/Acres</u>
• Africa Road Project	Berlin	5 lots / 13.95 acres
• North Alum LLC CAD	Kingston	4 lots / 30.14 acres

- b) Zoning Map / Text Amendments
 - Yong Hwang - Orange Twp. - 18.667 acres - FR-1 to N
 - Harlem Twp. Zoning Commission - Zoning Resolution amendments - Arts IV and XXXV
 - Trenton Twp. Zoning Commission - Zoning Resolution amendments
 - Jeannie Bailey & Michael Gloeckner - Harlem Twp. - 5.001 acres - AR-1 to FR-1

- c) Subdivision Projects

	<u>Township</u>	<u>Lots/Acres</u>
<u>Preliminary</u>		
• Bluffs at Alum Creek	Berlin	1 lot / 37.621 acres
<u>Final</u>		
• Berlin Farm West, Section 8	Berlin	23 lots / 14.24 acres
• Berlin Farm West, Section 9	Berlin	28 lots / 14.021 acres
• Clarkshaw Crossing, Section 4	Liberty	49 lots / 8.557 acres

3. Director’s Report

Zoning Inspectors

DCRPC hosted a Township Zoning Roundtable meeting on June 17th. It was well attended: Berlin, Brown, Berkshire, Delaware, Genoa, Kingston, Liberty, and Orange. Discussed several processes (platting, lot splits, combining lots), as well as topics like development plan amendments.

Transportation Advisory Committee

Hosted by MORPC, these are monthly in-person meetings. **Scott attended on June 3rd.**

DCRPC-Managed Projects

Harlem Township Comprehensive Plan

Update to the latest plan, incorporating recent Strategic Plan recommendations and new overlay language. **Scott attended a kickoff meeting on June 8.**

Berkshire Township Comprehensive Plan

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

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 will likely be wrapping up the Plan in July, with the Steering Committee finalizing the Recommendations chapter on June 23rd.**

Scioto Township Comprehensive Plan

Update to the Township's 2005 plan. **Brad hosted a kick-off meeting at the Township Hall on June 4th and provided an overview of what to expect to the Steering Committee and other attendees.**

Concord Township Comprehensive Plan

Update to the 2018 plan/2021 updates. **Trustees held a discussion in public session in June. Most comments and questions were related to current developments.**

Delaware County Trail Forum

The Delaware Public Health District, in partnership with the City of Delaware Parks & Recreation and the Delaware County Regional Planning Commission, is planning a **County Trail Forum on Thursday, October 1**. This forum is intended to bring together representatives from across the county, including townships, villages, cities, and community partners, to share information, align planning efforts and goals, and to strengthen trail development and connectivity. A survey is live and available to the public, which will help gauge interest in the Forum. **Brad attended a follow-up meeting with DPHD and City of Delaware Parks and Recreation on June 24th.**

Related, staff hosted the **County Trail Committee** meeting on June 17 to discuss any updates to the application documents for the next round of the trail grant. **Round will be announced within the next two weeks.**

Project-specific/other meetings

OTA Data Center Webinar

Data centers are rapidly expanding into townships across the country, bringing new tax revenue and digital infrastructure, but also raising questions about power and water use, land development, and long-term community value. This webinar broke down why data centers are suddenly in high demand, what's driving their location decisions, and how local leaders and residents can evaluate the trade-offs. From economic benefits to environmental concerns, you'll gain a clear, practical understanding of what these projects mean for your township, and how to make informed decisions moving forward. **Brad attended this virtual meeting on June 15th.**

Sunbury Parkway: Interchange work is well underway. Current 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. Old Business

1. Discussion of County Plan / website – A link to the landing page will be emailed to Executive Committee members for discussion at the July 22nd Executive Committee meeting.

E. Other Business

1. Mr. Sanders presented a letter from the developers of Roloson Field, which had previously received conditional Preliminary Plan approval at the May RPC meeting. The project engineer believes that a central sewer connection is unfeasible and requested a non-feasibility letter from the Sanitary Engineer's office. Ms. Maag questioned whether this request stems from timing constraints regarding a connection via the adjacent property and indicated she would contact Kelly Thiel for additional background. Should the project proceed with on-site treatment, appropriate sanitary easements will be established on the final plat. Action by the Commission may be required. Mr. Sanders will do more research on the process.

F. Adjourn

Having no further business, Mr. Duffee made a motion to adjourn the meeting at 2:33 p.m. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Wednesday, July 22, 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)

33-19.8 Berlin Farm West, Section 8 – Berlin Twp. – 23 lots / 14.24 acres

Conditions

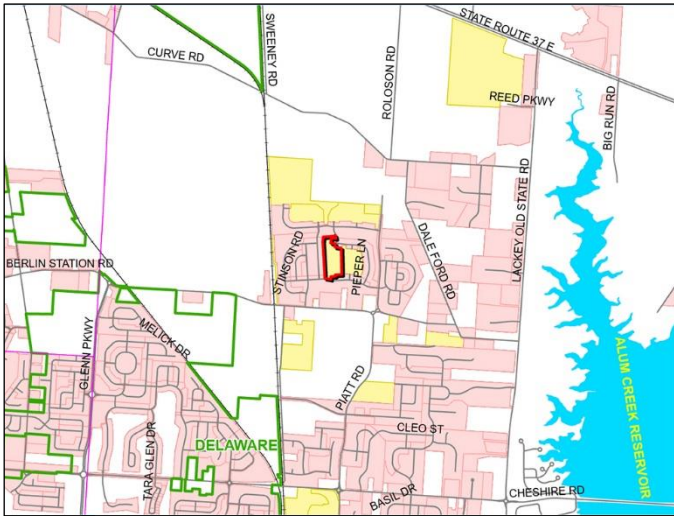
Applicant: M/I Homes / **Engineer:** EMH&T

Subdivision Type: Single Family Residential

Location: north of Patricia Ann Way, south of Pieper Lane

Zoned: R-3 PRD / **Preliminary Approval:** 06/30/22

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



Staff Comments

Berlin Farm West, Section 8, is a residential subdivision with 23 buildable and one reserve lot. All lots will front on Paul Edward Drive, north of Patricia Ann Way. Preliminary approval was granted on June 30, 2022 and the applicant is now requesting Final Plat approval.

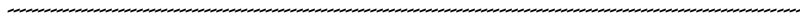
The applicant has presented to the RPC Office a Final Plat (mylar) signed by the various County agencies, a requirement for Final approval.

Staff Recommendation

Staff recommends *Final Approval* of Berlin Farm West, Section 8 to the DCRPC.

Commission / Public Comments

Mr. Matlack made a motion for Final Approval of Berlin Farm West, Section 8. Mr. Weade seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.



33-19.9 Berlin Farm West, Section 9 – Berlin Twp. – 28 lots / 14.021 acres

Conditions

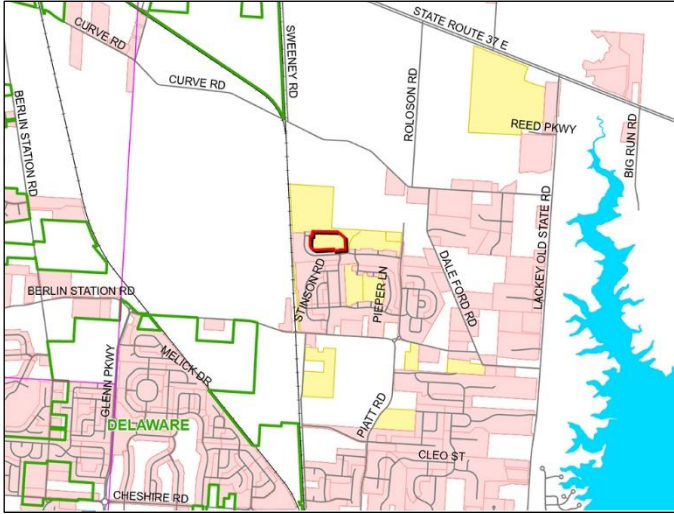
Applicant: M/I Homes / **Engineer:** EMH&T

Subdivision Type: Single Family Residential

Location: Parcott Dr., north of Brian Way

Zoned: R-3 PRD / **Preliminary Approval:** 06/30/22

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



Staff Comments

Berlin Farm West, Section 9 is a residential subdivision with 28 buildable and 1 reserve lot. All lots will front on Parcott Drive, north of Brian Way. Preliminary approval was granted on June 30, 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 Berlin Farm West, Section 9 to the DCRPC.

Commission / Public Comments

Mr. Matlack made a motion for Final Approval of Berlin Farm West, Section 9. Mr. Weade seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

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03-23.4 Clarkshaw Crossing, Section 4 – Liberty Twp. – 49 lots / 8.557 acres

Conditions

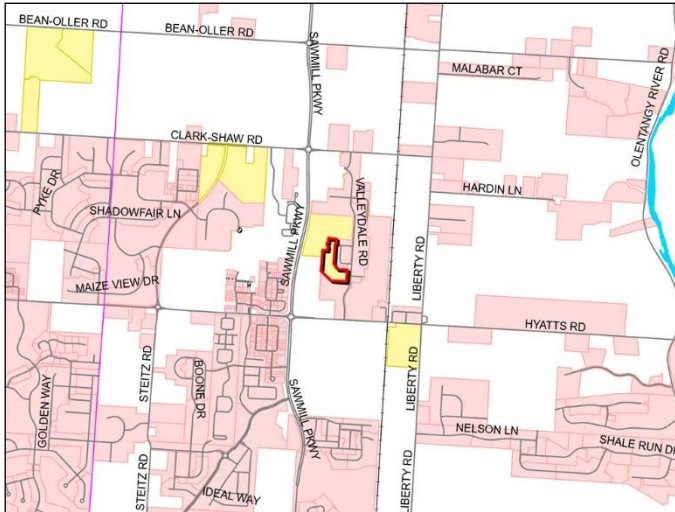
Applicant: M/I Homes / **Engineer:** EMH&T

Subdivision Type: Single Family Residential

Location: north of Hyatts Road, east of Sawmill Parkway

Zoned: POD 18-D / **Preliminary Approval:** 01/26/23

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



Staff Comments

Clarkshaw Crossing, Section 4 is a residential subdivision with 49 buildable lots, located north of Hyatts Rd., east of Sawmill Rd. Preliminary approval was granted on January 26, 2023 and the applicant is now requesting Final Plat approval.

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

Staff Recommendation

Staff recommends *Final Approval* of Clarkshaw Crossing, Section 4 to the DCRPC.

Commission / Public Comments

Mr. Matlack made a motion for Final Approval of Clarkshaw Crossing, Section 4. Mr. Weade seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

ZONING MAP/TEXT AMENDMENTS

15-26 ZON Yong Hwang – Orange Twp. – 18.667 acres – FR-1 to N

Request

The applicant, Yong Hwang, is requesting an 18.667-acre rezoning from FR-1 to N to allow the lot to be split into two residential lots.

Conditions

Location: south of Home Rd., west of Columbus Pike

Current Land Owner: Yong Hwang and Suk Myoung

Current Zoning: Farm Residential (FR-1) / **Proposed Zoning:** Neighborhood Zone (N)

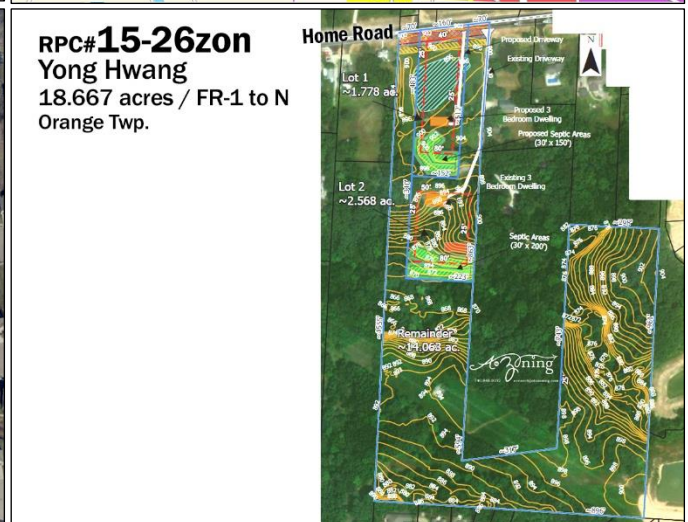
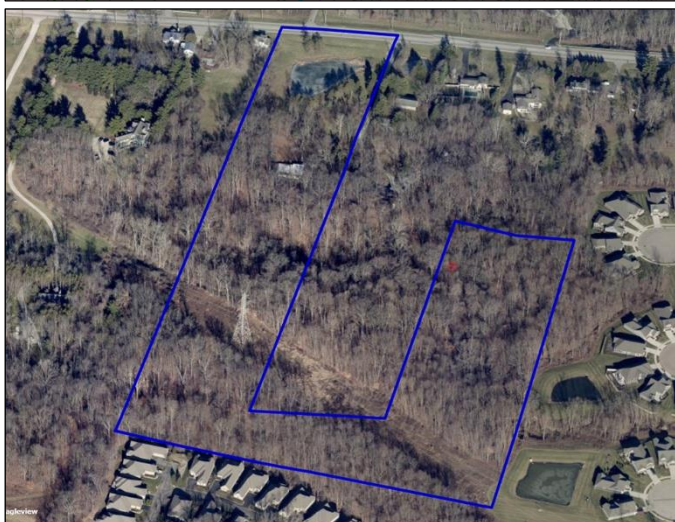
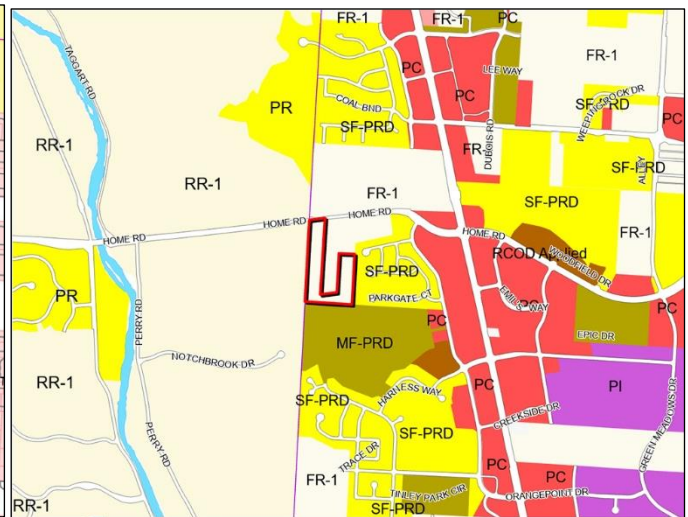
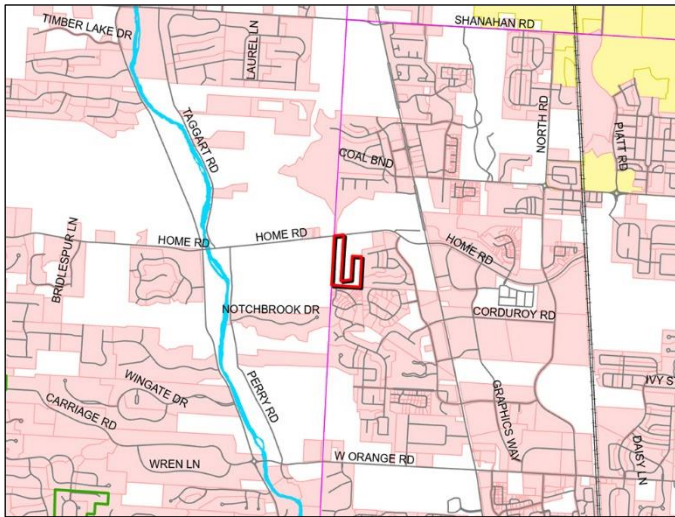
Current Use(s): single-family residential / **Proposed Use(s):** single-family residential

Surrounding Uses: Single-family residential

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

Critical Resources: none / **Soils:** SoA, GwC2, LyD2, GwB,

Traffic Study: None submitted.



Introduction

This property is located on the south side of Home Rd., west of U.S. 23/Columbus Pike. All surrounding properties are zoned to allow for residential uses (FR-1, RR-1, SF-PRD and MR-PRD) and developed with single-family and multi-family (single detached condo) homes. The applicant seeks to rezone 18.667-acres to the township's new Neighborhood Zone (N) to allow the land to be subdivided. The N Zone allows for one to two residential units on a lot that is at least 9,450 square feet in size, a minimum lot width of 70 feet, minimum lot depth of 135 feet, and with a maximum density of 2.5 dwelling units per acre.

The applicant provided a site plan that indicates the site will be subdivided into 1.778 acres and 2.568 acres, leaving a remainder 14.063-acre parcel. If developed as shown, all Neighborhood Zone and General Development standards will be met. However, lot 2 (2.568-acres) is proposed to gain access from an existing driveway that is shared between 441 and 445 Home Road, which may require the development of a Common Access Driveway (CAD) subdivision. At the time of rezoning, the status of the shared driveway and any related maintenance agreements are unknown by staff.

Comprehensive Plan

Orange Township's 2018 Comprehensive Plan supports single-family uses with one-acre minimum lot sizes and preserve the deep ravines, with potential for condominiums for empty nesters or age-targeted housing at a minimum of two units per acre for small undeveloped pockets or oddly configured lots. The proposal adheres to the Plans recommendations.

Issues

Traffic and access:

Lot 1 is proposed to have its own drive accessing Home Road; Lot 2 is proposed to share an existing drive that gains access from Home Road, which also provides access to the developed lots at 441 and 445 Home Road. Additionally, Lot 1 is proposing a driveway that will cut through the existing pond, which must be addressed prior to lot split approval. To reduce the number of access points onto Home Road, a 4 lot CAD may be more appropriate with this proposal (including 441 and 445 Home Road and the 2 proposed lots).

Drainage:

There is an existing pond on lot 1 that will encroach onto lot 2 and the remainder lot. If the applicant moves forward with the lot splits as proposed, a separately recorded drainage easement may be necessary to allow for continued maintenance of the pond. If a CAD is proposed, then all necessary easements will be included with that plat.

Sanitary Treatment:

On-site wastewater treatment is proposed. Public Health will review a soils report for these lots prior to lot split approval.

Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Yong Hwang from FR-1 to N to the DCRPC, Orange Twp. Zoning Commission and Orange Twp. Trustees, *subject to:*

- 1.) *All points of access must adhere to Zoning, Delaware County Subdivision Regulations, and the County Engineer standards; and*
- 2.) *If the pond is proposed to be filled, all necessary permits must be submitted and approved prior to construction.*

Commission / Public Comments

Mr. Caleb Wade, A to Zoning, was present to represent the applicants.

Mr. Weade questioned whether the pond was for drainage or unique to the parcel. Mr. Wade stated that they are in the process of discussions with the Soil and Water Conservation District. Mr. John White (445 Home Rd.), who lives adjacent to this property explained that the pond was not built as retention.

Mr. Matlack made a motion to recommend Conditional Approval of the rezoning request by Yong Hwang from FR-1 to N, subject to:

- 1.) All points of access must adhere to Zoning, Delaware County Subdivision Regulations, and the County Engineer standards; and*
- 2.) If the pond is proposed to be filled, all necessary permits must be submitted and approved prior to construction.*

Mr. Price seconded the motion. VOTE: Majority For, 0 Opposed, 2 Abstained (Orange Twp. and Village of Galena). Motion carried.

16-26 ZON Harlem Twp. Zoning Comm. – Zoning Resolution amendments – Arts. IV, XXIV, XXXV

Request

On 05/11/26, the Harlem Township Zoning Commission initiated changes to Articles IV, XXIV and XXXV.

Summary

The Township received comments from the County Prosecutor’s office and worked with RPC Staff on the following zoning amendments, which are summarized as follows:

- **Definitions:**
 - Redefine Data Center, School, Post-Secondary and Solar Energy Systems (expand on the definitions), Lot Coverage (simplify the definition).
 - Add definitions to Article IV that were previously only found in the CLR overlay.
 - Define “full cutoff lighting fixture” and “laydown yard.”
- **County Line Road Overlay District (CLR)**
 - Change “Data Processing Center” to “Data Center,” remove it as a Permitted Use from CLR-B and CLR-C, and only allow it as a Conditional Use in CLR-C.
 - Redefine the process for measuring building height.
 - Add Data Center Conditional Use requirements
- **Non-Conforming Lots**
 - RPC reviewed an amendment to Section 24.05 – Non-Conforming Lots earlier this year, and this proposed change will add language related to the process for rezoning a non-conforming lot from AR-1 to FR-1 (requiring a plot plan, which must be prepared for submission to RPC).

Staff Comments

Consider adding the following language regarding Data Centers: “Applicants must submit detailed water management plans, energy capacity reports, and noise-mitigation plans.” Also, the language may need to address high and low frequency noise as a constant deep hum, drone, or rumble may be below the permitted decibel

and cannot be stopped by conventional noise barriers.

Staff Recommendation

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

Commission / Public Comments

Mr. Price made a motion to recommend Conditional Approval of the text amendments to the Harlem Township Zoning Resolution, subject to staff recommendations. Mr. Setzer seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Harlem Twp.). Motion carried.

17-26 ZON Trenton Twp. Zoning Commission – Zoning Resolution amendments

Request

On 05/27/26, the Trenton Township Zoning Commission initiated a number of changes.

Summary

Modifications are proposed throughout the Zoning Resolution as described below:

- Article 3 – Procedures for Types of Applications: Minor changes to titles and descriptions.
- Article 9 – Farm Residential (FR)/Rural Residential (RR): Minor term changes, and adds extreme curvature standards and private access drive standards, require Accessory Structures to now meet FR setback standards and not allow for a minimum setback of 10 feet from side or rear lot lines, remove exempt items from side and rear setbacks (swimming pools, tennis courts, etc.), add signs as a Conditional Use and modify referenced sections in the General Development Standards table.
 - **Staff notes** that RR is referenced in the table (9.01-f), which should be “FR.”
- Also Article 9 – Defines CADs in FR and RR in the following way: “any parcel of land which at the building setback line is separate...from the public road by **more than one other parcel** of land shall be accessed only by a CAD.”
 - **Staff notes** that since there is no provision for lots to have less than the full frontage as defined, shouldn’t a CAD be required for any lot separate from the road by **one or more parcels?**” Also, it is difficult to determine in the draft, but it appears the word “plat” is marked to be struck-out and staff believes the word should be retained in both references.
- Article 10 – Cluster Conservation Overlay (CC): adds a 100-foot lot width for lots without sewer in the CC district and reduces the required roof pitch from 6:12 to 4:12.
 - **Staff notes** that 4:12 is the minimum standard for asphalt shingles.
- Article 15 – Signs: No ground signs are allowed in FR and RR districts; language will only allow wall signs and window signs as a Conditional Use in FR and RR districts, and removes entrance wall signs from the FR district.
- Article 17 – General Development Standards: Prohibits detached Accessory Dwelling Units, no longer prohibits types of cemeteries, removes cannabis stores from the required 2,000-foot buffer for Large Residential Facilities, no exemptions permitted for Small Solar Energy Systems (SES), and increases the

setback for SES when near a residential dwelling.

- Article 18 - Definitions: Update definitions throughout.
- And minor language updates throughout.

Staff Recommendation

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

Commission / Public Comments

Mr. Price made a motion for Conditional Approval of the text amendments to the Trenton Township Zoning Resolution, subject to staff comments. Mr. Duffee seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Trenton Twp.). Motion carried.

18-26 ZON Jeannie Bailey & Michael Gloeckner – Harlem Twp. – 5.001 acres – AR-1 to FR-1

Request

The applicants, Jeannie Bailey and Michael Gloeckner, are requesting a 5.001-acre rezoning from AR-1 to FR-1 to allow the lot to be split into two residential lots.

Conditions

Location: east side of Harlem Rd., south of Center Village Rd.

Current Land Owner: Jeannie Bailey and Michael Gloeckner

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

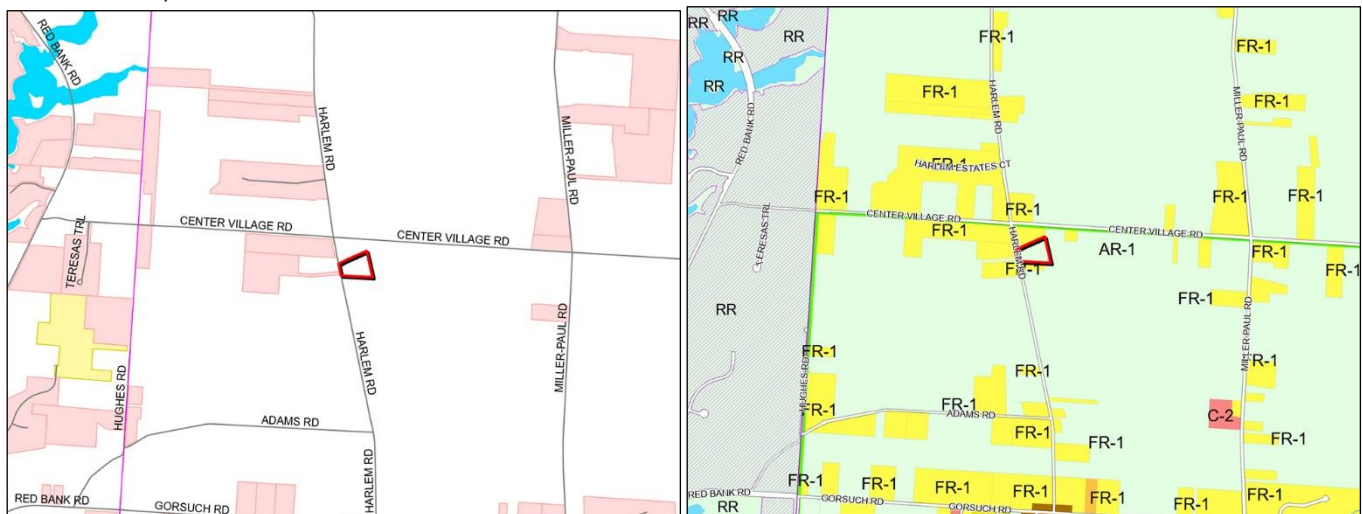
Current Use(s): single family house / **Proposed Use(s):** single family residential

Surrounding Uses: Single-family homes

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

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

Traffic Study: None submitted.



Mr. Manley made a motion to recommend Approval of the rezoning request by Jeannie Bailey and Michael Gloeckner from AR-1 to FR-1. Mr. Matlack seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Harlem Twp.). Motion carried.

SUBDIVISION PROJECTS

Preliminary

07-26 Bluffs at Alum Creek – Berlin Twp. - 1 lot / 37.621 acres

Conditions

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

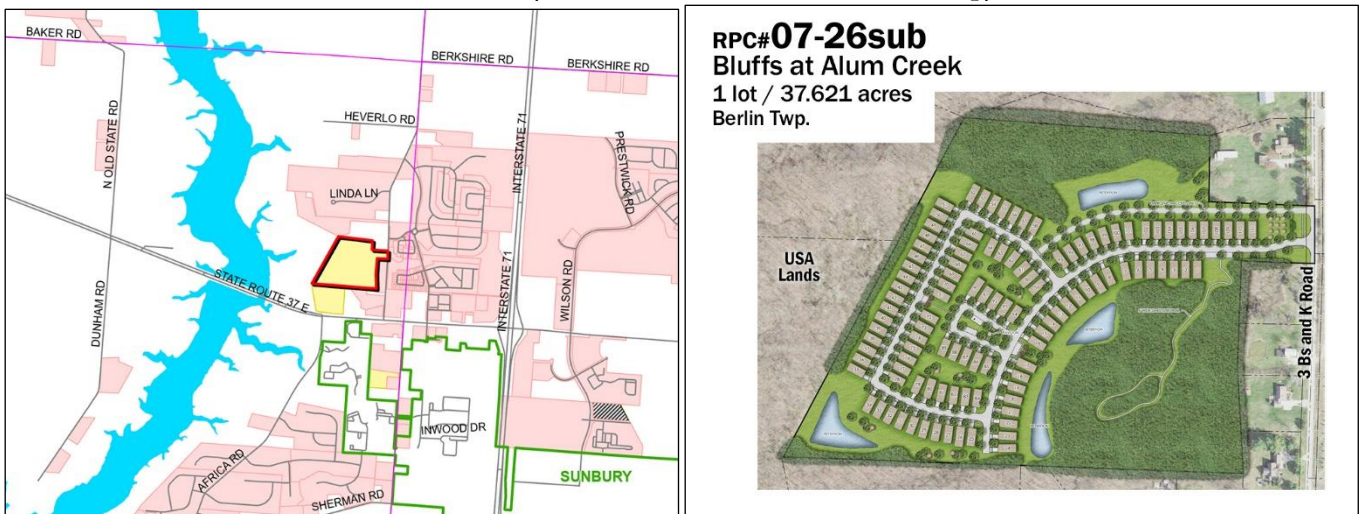
Subdivision Type: Single-family condominiums

Location: West side of 3 Bs & K Rd., north of U.S. 36/S.R. 37

Current Land Use: Vacant

Zoned: Transitional Planning Unit Development (TPUD) / Zoning Approval: April 14, 2025

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



Staff Comments

Bluffs at Alum Creek is a single-family detached condominium development with private streets. The development has frontage and access on N. Three Bs & K Rd. and backs up to USA lands. Although the area will not be subdivided in fee simple lots, it is estimated that 16.5 acres will remain undeveloped open space. Additional open space areas will include retention ponds. The development was successfully rezoned to the TPUD zoning district on April 14, 2025 and includes 106 single-family detached condominium units, an emergency access drive, a large amount of open space, two retention ponds, a pavilion, tot-lot recreation area, and two Cluster Mailbox Units (CBU), each with related parking.

Staff Recommendation

Staff recommends Preliminary Approval of Bluffs at Alum Creek to the DCRPC.

Commission / Public Comments

No one was present to represent the applicant.

Mr. Matlack made a motion for Preliminary Approval of Bluffs at Alum Creek. Mr. Manley seconded the motion . VOTE: Unanimously For, 0 Opposed. Motion carried.

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Having no further business, Mr. Weade made a motion to adjourn the meeting at 6:25 p.m. Mr. Price seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

*The next meeting of the Delaware County Regional Planning Commission will be Thursday,
July 30, 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