

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, May 28, 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 April 30, 2026 RPC Minutes
- Executive Committee Minutes of May 20, 2026
- Statement of Policy

CONSENT AGENDA (Final Plats)

		Township	Lots/Acres
01-26	Whisper Trace 2	Concord	4 lots / 10.048 acres
16-24.2	The Courtyards at Big Walnut, Section 2	Genoa	56 lots / 29.742 acres
22-20	Porshi	Orange	19 lots / 9.68 acres
21-23	Longshore CAD	Trenton	5 lots / 58.633 acres

ZONING MAP/TEXT AMENDMENTS

12-26 ZON	Ohio Land Developers – Scioto Twp. – 5 acres – FR-1 to C-2
13-26 ZON	John Wicks, RPDD – Orange Twp. – 8.38 acres – FR-1 to PUD
14-26 ZON	Tuffman Equipment Rental – Berkshire Twp. – 6.39 acres – PIND to PID

SUBDIVISION PROJECTS

Preliminary

		Township	Lots/Acres
08-26	Roloson Field	Berlin	3 lots / 3.38 acres
09-26	Oak Park	Berlin	8 lots / 73.454 acres
10-26	Peachblow Crossing	Berlin	76 lots / 48.6 acres

ADMINISTRATIVE BUSINESS

- **Call to Order**

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

- **Roll Call**

Representatives: David Lockhart, David Weade, Don Sutton, Duane Matlack, Jeff Benton, Glynnis Dunfee, Mike Benedetti, Sarah Holt, Matt Shock, Joe Shafer, Mike Cannon, David Willyerd, Staci Hood, Jenna Rodman, Robin Duffee, Randy Leienberger, Bill Zieber, Ryan Stoner, Josh Vidor, Mike Dattilo. *Alternates:* Chadwick Smith, David Setzer, Tiffany Jenkins, John Bowden, Mike Endsley. *Arrived after roll call:* Sebastien Bernaert (R). *Staff:* Scott Sanders, Brad Fisher, Stephanie Matlack.

- **Approval of the RPC Minutes April 30, 2026**

Ms. Holt made a motion to Approve the minutes from April 30th. Mr. Matlack seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- **May 20, 2026 Executive Committee Minutes**

A. Call to order

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

B. Approval of Executive Committee Minutes from April 22, 2026

Ms. Holt made a motion to Approve the minutes from April, seconded by Ms. Maag. VOTE: Unanimously For, 0 Opposed. Motion carried.

C. New Business

1. Financial / Activity Reports for April

All dues for 2026 have been paid.

REGIONAL PLANNING RECEIPTS		APRIL	YTD TOTAL
General Fees (Lot Split)	(4201)	\$3,075.00	\$5,667.00
Fees A (Site Review)	(4202)	\$2,000.00	\$4,600.00
Insp. Fees (Lot Line Transfer)	(4203)		\$700.00
Membership Fees	(4204)	\$33,252.00	\$288,036.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$8,974.18	\$10,491.59
Assoc. Membership	(4206)		
General Sales	(4220)		
Charges for Serv. A (Prel. Appl.)	(4230)	\$7,700.44	\$25,520.44
Charges for Serv. B (Final. Appl.)	(4231)	\$10,840.44	\$31,665.17
Charges for Serv. C (Ext. Fee)	(4232)		\$1,200.00
Charges for Serv. D (Table Fee)	(4233)	\$300.00	\$600.00
Charges for Serv. E (Appeal/Var.)	(4234)		\$1,500.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$750.00	\$1,000.00

Charges for Serv. G (Easement / Plat Vacation)	(4236)		\$500.00
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$375.00	\$1,725.00
Soil & Water Fees	(4243)	\$1,600.00	\$3,300.00
Commissioner's fees	(4244)	\$84.00	\$456.00
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		\$68,951.06	\$376,961.20

Balance after receipts		\$1,259,752.62
Expenditures	-	\$ 44,692.67
End of April balance (carry forward)		\$1,215,059.95

Ms. Maag 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 May

- a) Sketch Plans

	<u>Township</u>	<u>Lots/Acres</u>
• Section Estates No 1, Lot 4263, Div. #1	Concord	2 lots / 3.54 acres
• Evergreen CAD	Concord	4 lots / 6.84 acres
• Harvest Hills CAD	Troy	6 lots / 33.343 acres

- b) Zoning Map / Text Amendments
 - Ohio Land Developers – Scioto Twp. – 5 acres - FR-1 to C-2
 - John Wicks, RPDD – Orange Twp. – 8.36 acres – FR-1 to PUD
 - Tuffman Equipment Rentals – Berkshire Twp. – 6.39 acres – PIND to PID

- c) Subdivision Projects

	<u>Township</u>	<u>Lots/Acres</u>
<u>Preliminary</u>		
• Roloson Field	Berlin	3 lots / 3.38 acres
• Oak Park	Berlin	8 lots / 73.454 acres
• Peachblow Crossing	Berlin	76 lots / 48.6 acres
<u>Final</u>		
• Whisper Trace 2	Concord	4 lots / 10.048 acres
• The Courtyards at Big Walnut, Section 2	Genoa	56 lots / 29.742 acres
• Porshi	Orange	19 lots / 9.68 acres
• Longshore CAD	Trenton	5 lots / 58.633 acres

3. Director's Report

Development Team Meetings

Hosted/scheduled by DCRPC, these meetings are generally quarterly and include RPC, DCEO, DCRSD, Building Safety, and Economic Development. Departments discuss project status throughout the County. **Staff met on May 13th to discuss projects.**

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 attended the Q2 meeting on May 21st.**

Delaware County Housing Alliance (Affordable Housing)

Hosted by United Way, this effort includes **Task Force main group** meetings and a **Land Use and Zoning subcommittee**, both of which staff is involved with. This is an immediate-term effort (with long-term ongoing activities) that seeks various tools to increase access and opportunities for affordable housing. The effort included an initial study by a national consultant and information can be found at www.delcohousing4all.org. **Brad attended the Zoning Roundtable meeting on May 20th, hosted at Sunbury.**

Transportation Advisory Committee

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

Active Transportation Committee

Hosted by MORPC, these occur quarterly. The committee provides a forum to share information about best practices and collaborate on active transportation projects. Staff attends occasionally. **Brad attended the Q2 meeting on April 29th.**

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 May 20th meeting.**

DCRPC-Managed Projects

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 June, with the Steering Committee discussing the Recommendations chapter on May 20th.**

Scioto Township Comprehensive Plan

Update to the Township's 2005 plan. **Brad has discussed first steps with Matt Akers, Township Trustee, and will likely present an overview of what to expect to the Township Zoning Commission and/or the Steering Committee in June.**

Concord Township Comprehensive Plan

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

Delaware County Trail Forum

The Delaware Public Health District, along 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 will be live soon to help gauge interest in the Forum.

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>

Walk Bike Ohio Stakeholder Workshop (ODOT led, MORPC hosted)

[Walk.Bike.Ohio](#) is Ohio's statewide pedestrian and bicycle plan. This plan establishes a long-term vision for walking and biking in Ohio and outlines strategies to advance this vision in the short term. Walk.Bike.Ohio guides ODOT's priorities and informs statewide investments in infrastructure and programs. This plan is being updated in 2026 to reconvene key stakeholders, produce additional data and analysis related to walking and biking needs, trends, and opportunities, and update the five-year action plan, as well as key pedestrian or bicycle needs and priorities along the [State & US Bike Route System](#). **Workshop on May 5th.**

MORPC's Technical Assistance Grants Evaluation Committee

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 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. Evaluations were complete by May 22nd.**

MORPC's BEST Initiative

The BEST Initiative will replace MORPC's existing project evaluation process for the Metropolitan Transportation Plan (MTP), which is a long-range blueprint guiding more than \$34 billion in transportation investments. These updates will allow MORPC to more effectively address safety, equity, and sustainability while fostering economic growth. MORPC is the recipient of a \$1.4 million federal grant to choose a consultant group to create this new review and prioritization process. **Scott was asked to serve on the evaluation committee to review and score eight applications. Virtual meetings were held on May 14th, 20th, and 27th.**

D. Adjourn

Having no further business, Mr. Duffee made a motion to adjourn the meeting at 10:03 a.m. Ms. Holt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Monday, June 22, 2026 at 2:00 p.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)

01-26 Whisper Trace 2 – Concord Twp. - 4 lots / 10.048 acres

Conditions

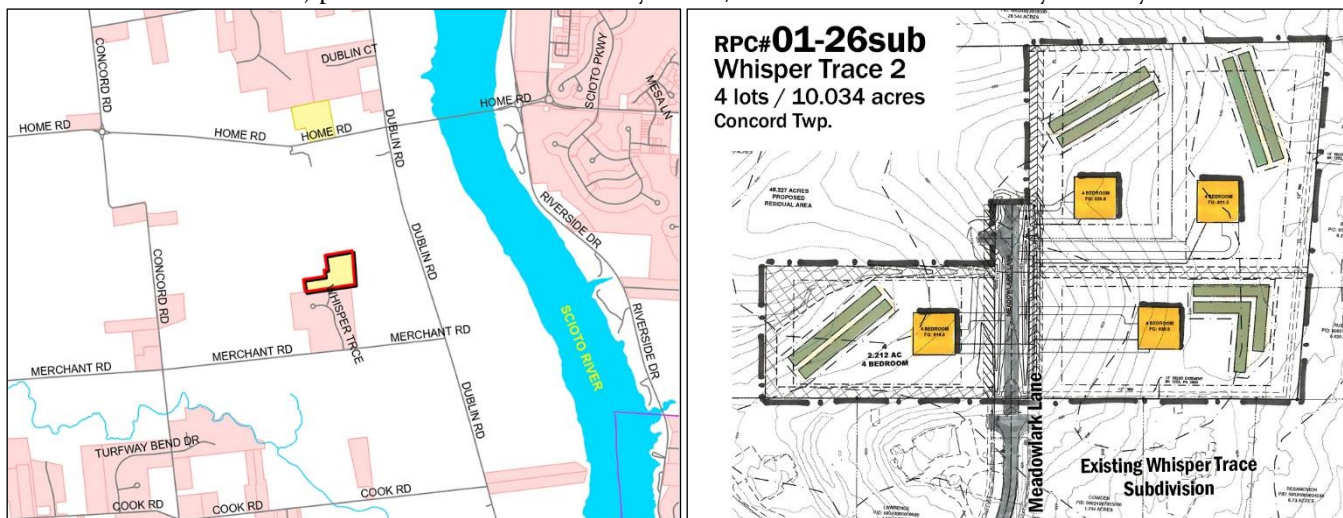
Applicant: Robert Siekman / **Engineer:** Aaron Heydinger, Gandee Heydinger Group

Subdivision Type: Single Family Residential

Location: Northern extension of Meadowlark Lane, north of Merchant Rd., west of Dublin Rd.

Zoned: Farm Residential (FR-1) / **Preliminary Approval:** 01/29/26

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



Staff Comments

Whisper Trace 2 is a residential subdivision that will include four (4) single-family lots. The site is located at the northern terminus of Meadowlark Lane, north of Merchant Road and west of Dublin Road. All four (4) lots will gain access off the Meadowlark Lane public road extension. The remainder 48.227-acre parcel will have legal access off of the road extension, allowing for further extension of the road for future development. Preliminary approval was granted on January 29, 2026, 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 **Whisper Trace 2** to the DCRPC.

Commission / Public Comments

Mr. Matlack made a motion for Final Approval of Whisper Trace 2. Mr. Shock seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

16-24.2 The Courtyards at Big Walnut, Section 2 – Genoa Twp. - 56 lots / 29.742 acres

Conditions

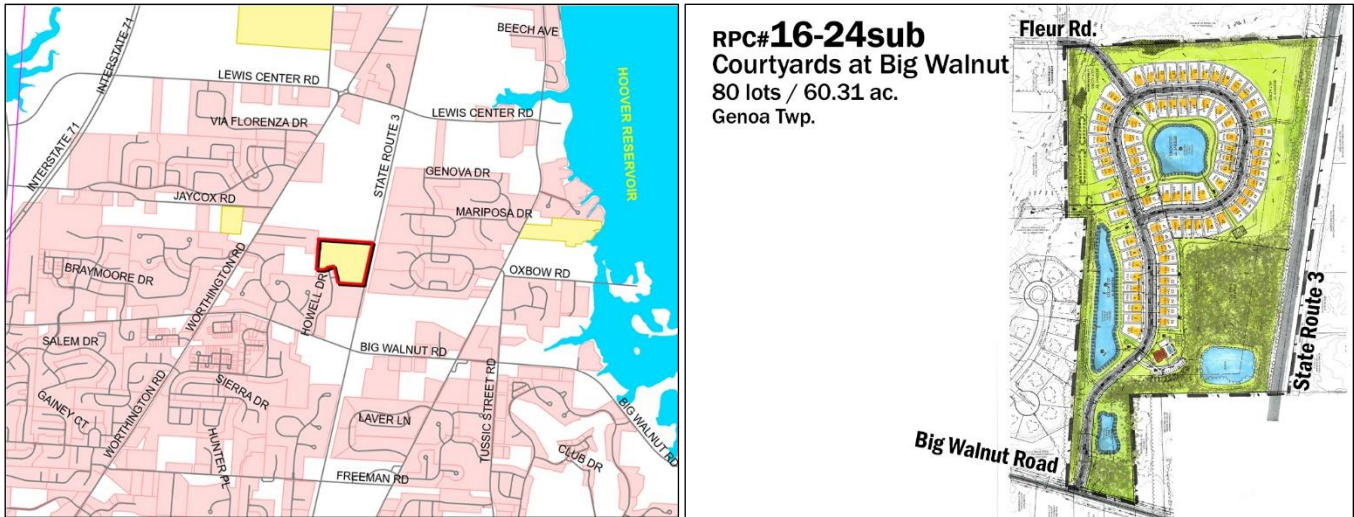
Applicant: Arroyo Cap V-2, LLC. / **Engineer:** EMH&T

Subdivision Type: Single Family Residential

Location: northeast of Howell Dr., 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



Staff Comments

The Courtyards at Big Walnut, Section 2 is a residential subdivision with 56 buildable and three open space parcels, located north of Big Walnut Road and west of State Route 3. Preliminary approval was granted on November 21, 2024 and the applicant is now requesting Final Plat approval. This is the final section that will complete this 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 **The Courtyards at Big Walnut, Section 2** to the DCRPC.

Commission / Public Comments

Mr. Matlack made a motion for Final Approval of The Courtyards at Big Walnut, Section 2. Mr. Shock

seconded the motion. **VOTE: Unanimously For, 0 Opposed. Motion carried.**

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

Conditions

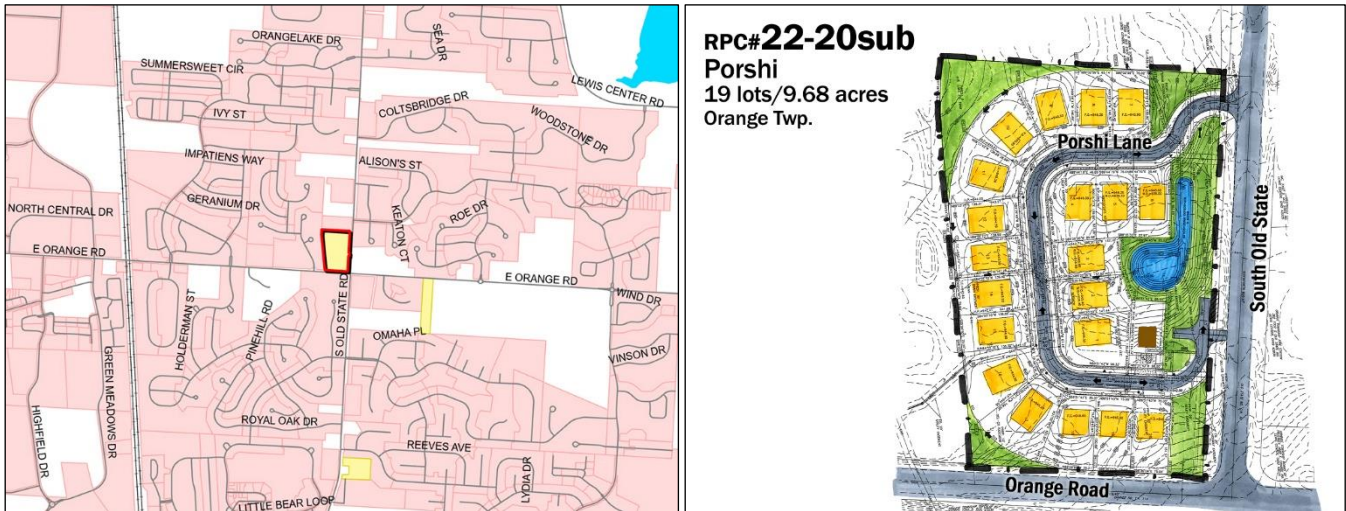
Applicant: Porshi Development LLC. / **Engineer:** EDB International Inc.

Subdivision Type: Single Family Residential

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

Zoned: Single Family Planned Residential (SFPRD) / **Preliminary Approval:** 10/29/20

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



Staff Comments

The Porshi subdivision includes 19 buildable lots and one lot reserved for a community wellness center. The main entrance is accessed from South Old State Road, north of Orange Road. The development’s private street enters west from South Old State, turns south and then east to provide the needed frontage and access for the residences. An emergency access drive is also provided to South Old State Road between the main entrance and Orange Road.

Preliminary approval was granted on October 29, 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 Porshi to the DCRPC.

Commission / Public Comments

Mr. Matlack made a motion for Final Approval of Porshi. Mr. Shock seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

21-23 Longshore CAD – Trenton Twp. - 5 lots / 58.633 acres

Conditions

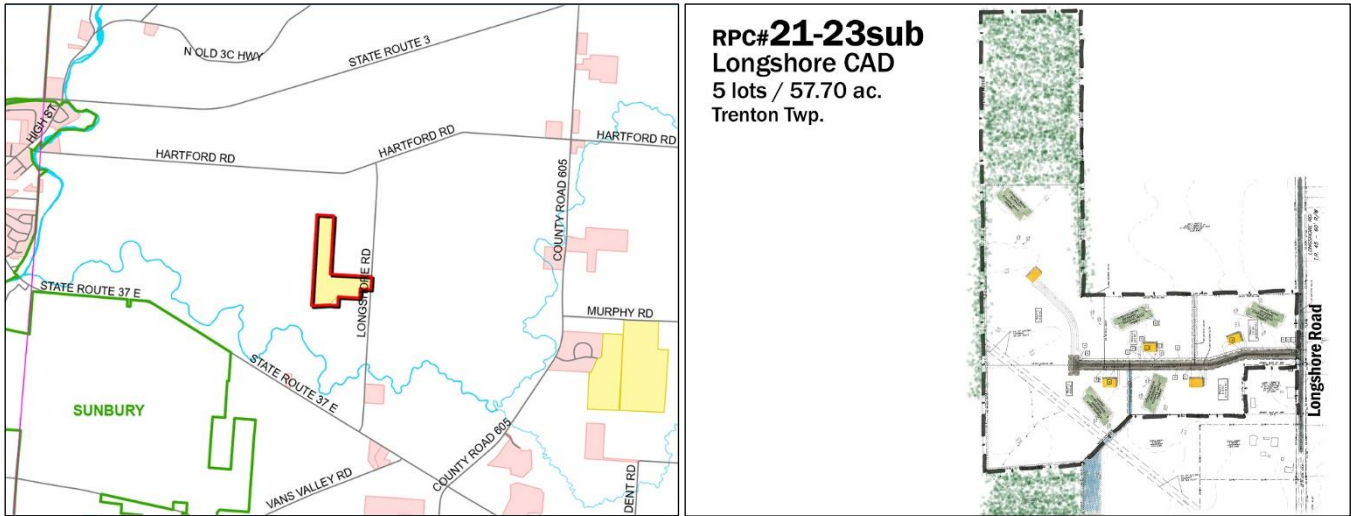
Applicant: Daniels Family Trust and Sarnovsky Family Trust / **Consultant:** Plan 4 Land

Subdivision Type: Single Family Residential, Common Access Driveway

Location: west side of Longshore Rd., north of SR 37

Zoned: Farm Residential (FR) / **Preliminary Approval:** 11/30/23

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



Staff Comments

The Longshore CAD is a residential subdivision with 5 buildable lots located on the west side of Longshore Road between U.S. 37 and Hartford Road. Preliminary approval was granted on November 30, 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 Longshore CAD to the DCRPC.

Commission / Public Comments

Mr. Matlack made a motion for Final Approval of Longshore CAD. Mr. Shock seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

ZONING MAP/TEXT AMENDMENTS

12-26 ZON Ohio Land Developers – Scioto Twp. – 5 acres – FR-1 to C-2

Request

The applicant, Ohio Land Developers, is requesting a 5-acre rezoning from FR-1 to C-2 for the development of a farm brewery and event center.

Conditions

Location: west side of Ostrander Rd., south of U.S. 36

Current Land Owner: Ohio Land Developers LLC.

Current Zoning: Farm Residential (FR-1) / **Proposed Zoning:** Neighborhood Commercial (C-2)

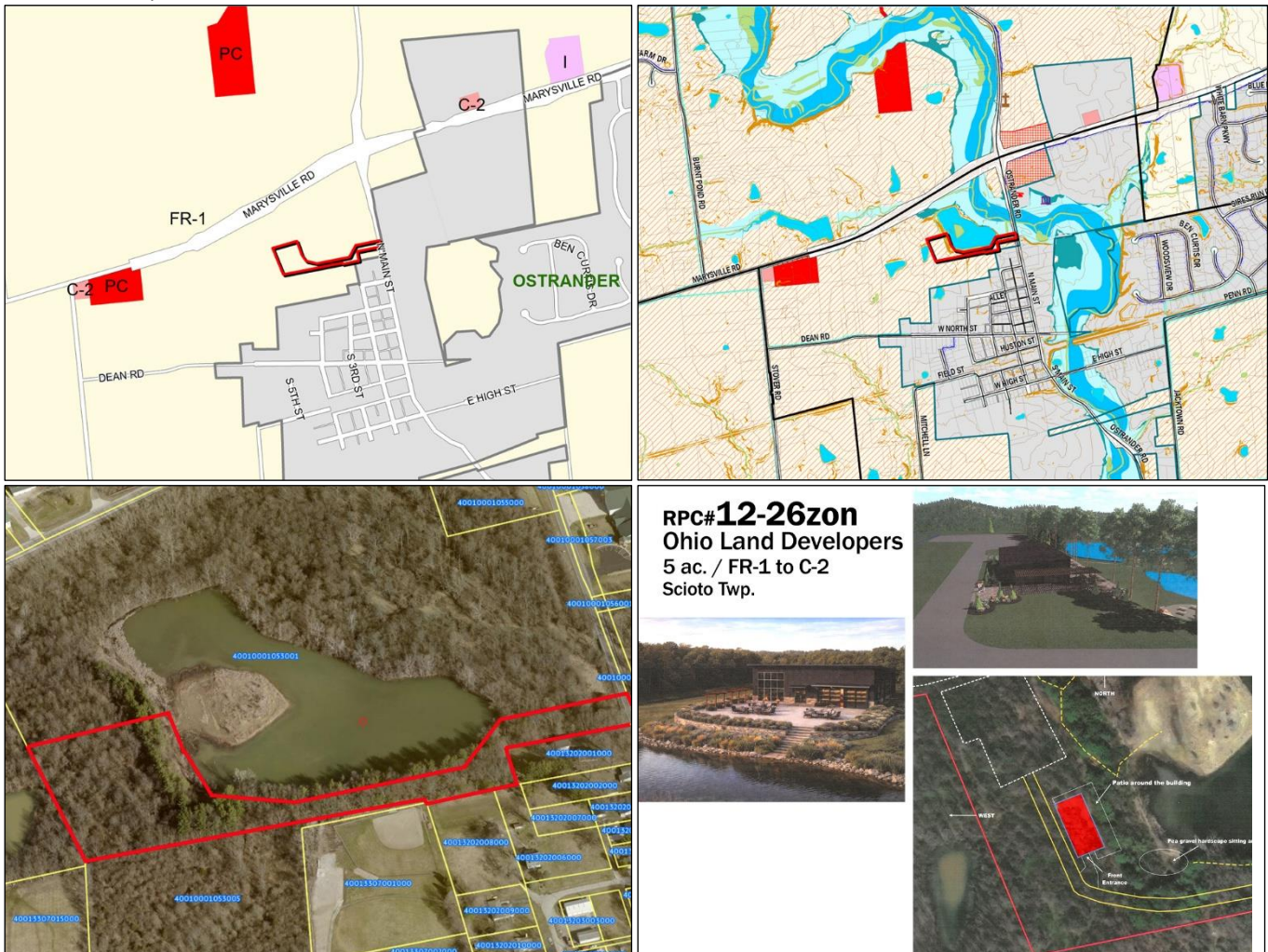
Current Use(s): vacant / **Proposed Use(s):** Brewery and Event Center

Surrounding Uses: The overall site is adjacent to Leeds Farm to the north across Marysville Road, with large lots (over 5 acres) to the west, and parkland owned by the Village of Ostrander to the south. To the east across Ostrander Road are large wooded lots and the Scioto Township Hall and Fire Station.

School District: Buckeye Valley / **Utilities Available:** Del-Co Water and on-site wastewater

Critical Resources: Floodplain, stream, pond / **Soils:** ScB, RsA, LyD2, GwC2, GwB

Traffic Study: None submitted to date.



Introduction

The applicant, Ohio Land Developers LLC, is proposing rezoning a 5-acre portion of a 40-acre parcel for the purpose of creating an Event Center. Although no Development Plan is required as part of the Neighborhood Commercial (C-2) District, an introductory letter notes that the site will include walking paths, sitting areas and patio locations. The photos included in the application show a general configuration of the building, driveway, and parking areas, with 77 parking spaces provided. Amenities include open and covered outdoor areas with tables, chairs, and firepits. The site takes advantage of the water in this former quarry site. The requested C-2 District does allow for “eating and drinking places where service is provided totally within the building”; however, it does not allow for “event centers.”

Comprehensive Plan

Scioto Township’s Comprehensive Plan has not been updated since 2005. The plan recommends commercial areas on the southeast and northeast corners of Ostrander Road and Marysville Road (U.S. 36), as well as at a small corridor along the highway to the east. The plan didn’t anticipate that this site could be developed with any intensity, given the floodplain and previous activity on the site, and placed it in an area recommending 2-acre lots or low-density Conservation Subdivisions. Additional goals within the plan include the preservation of natural resources, to retain wildlife cover and corridors, encourage commercial development within planned districts and provide for dense landscape buffering between commercial and residential uses. The request for C-2 zoning on this property is not supported by the plan.

Issues

Traffic and access: Access appears appropriate, but must meet DCEO standards, as Ostrander Road is a County road. The driveway will need to meet the standards of the Scioto Township Fire Department.

Drainage: Developments disturbing more than one acre are subject to the County Engineer’s Drainage, Erosion, and Sediment Control requirements. A Final Engineering Plan must include a stormwater management report or memo.

Signage: Again, no Development Plan is required and no signage is shown. Any signage must meet the general sign standards, Section XXII, of the Zoning Resolution.

Lighting: Any lighting must be “shielded or directed so that the light intensity or brightness is not objectionable to surrounding areas.”

Sanitary Treatment: The site appears to propose on-site treatment.

Divergences

As a non-Planned district, no Divergences are requested.

Staff Comments

An “Event Center” is not specifically identified as a permitted use in any zoning district. However, the Planned Commercial district (Sec. 14.03(g)) allows for “Other Commercial ventures not provided by this or other sections of this Resolution if approved as part of the plan.” The PC district may be more appropriate for this site if the rezoning is supported by the Township. An approved site plan, landscape plan, and other restrictions can be part of the PC district; a straight zoning district like C-2 does not require a plan, and any use permitted could

be developed if successfully rezoned to C-2.

Staff Recommendations

Staff recommends **Denial** of the rezoning request by Ohio Land Developers LLC from FR-1 to C-2 to the DCRPC, Scioto Twp. Zoning Commission and Scioto Twp. Trustees, based on the recommendations in the Comprehensive Plan and the large list of potential uses that would be available “by right” in the C-2 District.

Commission / Public Comments

No one was present to represent the applicant.

Ms. Holt made a motion to recommend Denial of the rezoning request by Ohio Land Developers LLC. based on staff recommendations. Mr. Shock seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

13-26 ZON John Wicks, RPDD – Orange Twp. – 8.38 acres – FR-1 to PUD

Request

The applicant, John Wicks, Real Property Design and Development LLC, is requesting a 8.38-acre rezoning from FR-1 to PUD for the development of the Oak Knoll Subdivision.

Conditions

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

Present Zoning: Farm Residential (FR-1) / **Proposed Zoning:** Planned Unit Development (PUD)

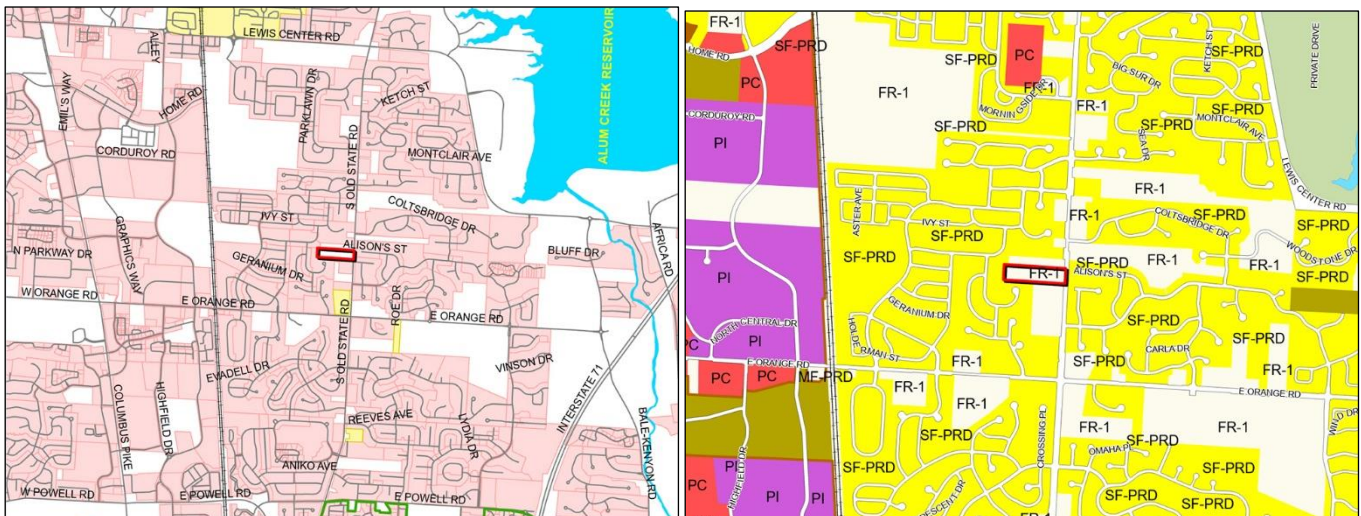
Present Use(s): One single-family house / **Proposed Use(s):** 17-lot single-family neighborhood

Surrounding Uses: Single-family homes

Existing Density: 1 du/acre / **Proposed Density:** 2 units / gross acre

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

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





Introduction

The Oak Knoll subdivision proposes 17 single-family lots with lot sizes that range from 7,478 sq. ft. to 20,785 sq. ft. The typical lot frontage is 78 feet, and the minimum home size is 1,800 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 sidewalk along S. Old State Rd., which will be part of a proposed County roadway project. Staff notes that plan sheet 2 of 3 is the only part of the submittal that identifies approximately half of lot 5 as a 60' x 120' area designated for a CAD. If this is accurate, additional information should be included in the Development Text about this CAD area.

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 recommended to continue to be developed as large lots (one acre or more) fronting on South Old State Road, and allow the infill remaining lands with planned developments at 2 units per acre if served by centralized sanitary sewer. This development complies 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.

Issues

Traffic and access: A single access point will connect to S. Old State Road. The proposed Oak Knoll 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.

Drainage: One stormwater pond is located in Reserve ‘A’ between S. Old State Road and house lot 17. 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 is proposed.

Open Space: Open space of 20% is required and the proposal indicates 22% 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 gazebo and playground.

Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by John Wicks, RPDD from FR-1 to PUD to the DCRPC, Orange Twp. Zoning Commission and Orange Twp. Trustees, subject to:

1. *Provide additional details on the Development Plan and in the Development Text regarding the “CAD” area on lot 5.*

Commission / Public Comments

Mr. John Wicks, RPDD, was present to answer questions from the Commission.

Ms. Amanda Bliemeister, 2097 Chickory Court, spoke in opposition to the project. Ms. Bliemeister questioned the project's eligibility for a Planned Unit Development (PUD) designation, stating the development is a standard neighborhood and suggesting the PUD process was chosen to bypass necessary zoning divergences. She noted the project lacks the unique qualities required for a PUD and stated that she and her neighbors feel the development is out of character with existing properties west of S. Old State Rd. Additionally, she raised concerns regarding the singular entrance on S. Old State Rd. and argued that the plan should be limited to 16 lots to adhere to the two-units-per-acre density requirement.

Mr. Vidor questioned why the applicant sought a PUD designation rather than a Neighborhood district classification. Ms. Bliemeister responded that the proposed layout would fail to meet the standard setback requirements of the Neighborhood district. Providing further clarification, Mr. Duffee explained that the Neighborhood district is a newly implemented straight district under the current zoning code and lacks a mechanism for divergences. He noted that the project's lot depth prevents it from meeting Neighborhood standards, whereas a PUD offers the design flexibility required for this layout. Mr. Sanders added that the project's proposed density of 2.02 units per acre represents only a fractional difference from standard requirements, and noted that all other Single-Family Planned Residential Developments (SFPRD) are essentially PUDs.

Mr. Vidor made a motion to recommend Conditional Approval of the rezoning request by John Wicks, RPDD, subject to staff recommendation:

1. *Provide additional details on the Development Plan and in the Development Text regarding the “CAD” area on lot 5.*

Ms. Holt seconded the motion. VOTE: Majority For, 0 Opposed, 2 Abstained (Orange and Berlin Twp.'s). Motion carried.

14-26 ZON Tuffman Equipment Rental – Berkshire Twp. – 6.39 acres – PIND to PID

Request

The applicant, Mike Speer, Tuffman Equipment Rental, is requesting a 6.39-acre rezoning from Planned Institutional District (PIND) to Planned Industrial District (PID) to allow the lot to be developed as a construction equipment rental and retail supply facility.

Conditions

Location: north side of U.S. 36/S.R. 37 and west side of Fourwinds Dr.

Current Land Owner: Northgate Community Church, Inc., Pastor Chris Stephens

Current Zoning: Planned Institutional District (PIND) / **Proposed Zoning:** Planned Industrial District (PID)

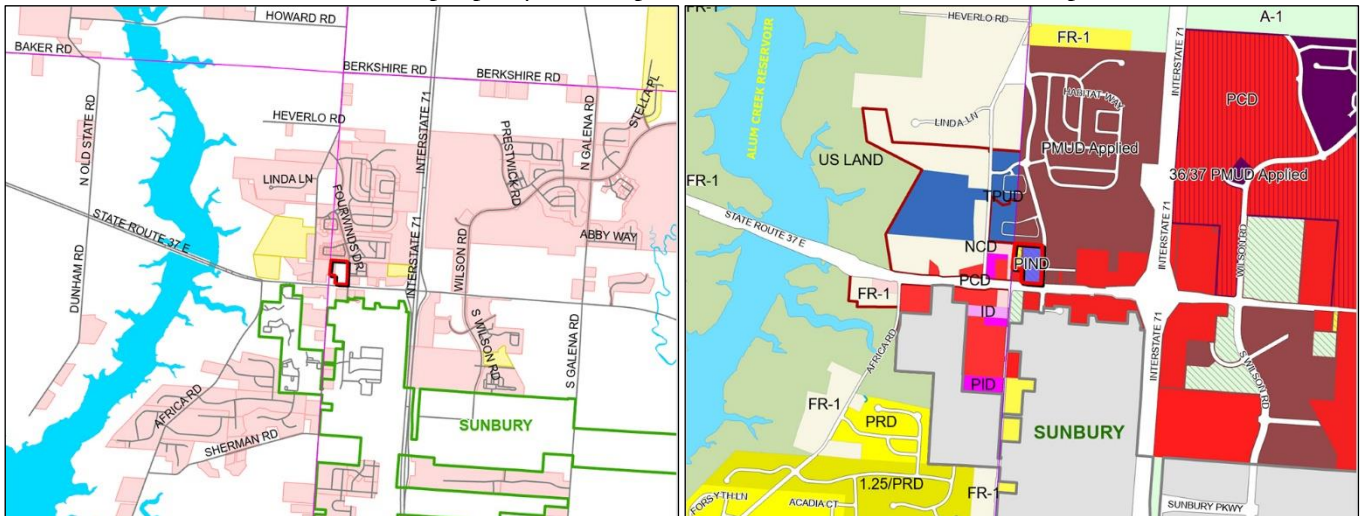
Current Use(s): church / **Proposed Use(s):** construction equipment rental and retail supply facility

Surrounding Uses: To the west and east are retail and highway service uses along U.S. 36/S.R. 37. Across the highway to the south are Cracker Barrel and an ODOT service facility. To the north is the Cottages at Northlake Woods South, with 57 single-family detached condos built around 2019.

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

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

Traffic Study: A Traffic Memo was approved on May 12, 2026. ODOT will issue a separate approval. A second access to Fourwinds Dr. from the property will be permitted as shown on the Development Plan.





Introduction

Tuffman Equipment Rental is a company with several sites in Ohio, providing products, equipment, and supplies for jobsite construction, lawn and landscape work, home improvement projects, and industrial applications. The applicant seeks to utilize the existing building for retail use and indoor storage. The plan indicates additional paving to the north of the existing building for outdoor storage, seven (7) foot-tall mound with plantings for screening to the north, landscaping/screening along Fourwinds Drive and along the southern property line, where 1.648-acres is proposed to be split to create an out-lot. The proposed use is classified as NAICS code 532412, which is permitted in the Planned Industrial District (PID).

Comprehensive Plan

Berkshire Township’s 2017 Comprehensive Plan supports the adoption of the PMUD Overlay for this property, or to continue Planned Commercial development along U.S. 36. It is recommended that these lots along U.S. 36 have limited access to U.S. 36 and be linked by rear access roads. General goals of the plan are to provide a dense landscape buffer between commercial/industrial and residential uses (to the north) and to provide for transitional land uses between incompatible land uses. As the proposed use is not permitted in the PMUD or PC district, the requested rezoning does not adhere to the Plan’s recommendations.

Issues

Traffic and access: There are two points of access along Fourwinds Drive, one in-line with Longhorn Drive and another 200 feet north. The DCEO will review access to Fourwinds Drive and any future access to U.S. 36/S.R. 37 will be handled by ODOT.

Drainage: DCEO reports that the site appears to have a viable Adequate Outlet via an existing swale to the west. There is sufficient physical area on-site to implement the necessary retention/detention structures required to satisfy both water quantity and quality mandates. Such an area will need to be indicated on engineering plans.

The pond on-site is currently owned by one entity, but will be separated and owned by two entities with this proposal. If approved, a drainage easement may be necessary to allow for continued maintenance.

Signage: Two wall signs are proposed, one on the south exterior and one on the east exterior. Example sign images were provide, but without dimensions.

Lighting: A lighting plan was not submitted. Plan sheet 3/5 states that lighting will be a combination of packs and cut-off pole lighting (max. 25 ft. high).

Sanitary Treatment: Public sanitary sewer will connect through a sanitary easement to the north in the Cottages at Northlake Woods South subdivision.

Divergences

No divergences are requested; however, it appears there are 4 deficiencies:

1. Section 18.06(A) requires a minimum tract size to be 10 acres, or as approved per plan. The area to be rezoned is only 6.39 acres.
2. Section 18.16(7) does not allow parking within 100 feet of the perimeter property line of the overall tract, or as approved by the plan. It appears the parking spaces are within 100 feet of the eastern perimeter line.
3. Section 21.01(D) states that parking in front of the main structure may be permitted only if not more than 40% of the front setback area outside of the right-of-way is occupied by parking. Staff notes that all 13 parking spaces are located in front of the main structure, and there is room on the property to meet parking space location requirements.
4. Section 14.05 requires a minimum lot size of 10-acres and the remainder 1.648 acres will remain zoned PIND.

Staff Recommendations

Staff recommends **Denial** of the rezoning request by Tuffman Equipment Rental from PIND to PID to the DCRPC, Berkshire Twp. Zoning Commission and Berkshire Twp. Trustees *based on the Industrial-type use and significant outdoor storage being proposed near residential, and such use not being recommended in the Comprehensive Plan and Overlay.*

Commission / Public Comments

Mr. Stephen Pryor, Ohio Equities, along with Mr. DJ Swearingen, attorney with Wickens Herzer Panza, were present.

Mr. Pryor clarified that the pond will be owned by one entity as they will own both lots. Mr. Fisher asked that they include that information for the Township.

Mr. Swearingen presented on behalf of the applicant, Tuffman Equipment Rental, outlining recent community outreach efforts and site design details. He reported that the applicant recently gave a presentation to neighboring property owners and attended a local HOA meeting to discuss the project. He noted that the church currently owning the land had previously met with neighbors regarding the sale, explaining that Tuffman was selected as the buyer due to their neighborhood-friendly approach. Mr. Swearingen emphasized that screening along the northern property line is a priority; the applicant intends to clear out dead trees and weeds, and will consult with adjacent owners individually to determine mutually agreeable screening solutions.

Addressing operations, Mr. Swearingen stated that business hours would be restricted to Monday through Friday, 7:00 AM to 5:00 PM, with no weekend hours, to minimize construction and operational noise. Regarding land use, he explained that while the business functions more like a commercial or retail operation, the local Zoning Resolution required them to seek an industrial designation. To mitigate neighborhood

concerns, the applicant is willing to accept deed restrictions limiting the types of permitted industrial uses on the site.

Finally, Mr. Swearingen detailed several ways the site layout was designed to minimize local impact, noting that the proposed 125' setback significantly exceeds the 50' minimum requirement, dumpster loading is set at 200' rather than the required 100', and lot coverage is proposed at 70% where 50% is required. He confirmed that parking layouts can be adjusted to fully comply with regulations, and argued that standard permitted uses in the overlay district—such as car dealerships, hotels, or gas stations—would ultimately be far more intrusive to the neighborhood than the proposed project.

Mr. Matlack stated that if approved, the applicant would be required to apply for a change of use with the Delaware County Building Safety Department.

Chairman Shafer commented that he agrees with staff recommendation as the proposal doesn't comply with the Comprehensive Plan in terms of the use but he also appreciates the applicants working with the neighbors.

Mr. Fisher suggested, based on the types of equipment that would be rented out, the applicant prepare a sight distance plan to submit to the Township with regards to screening.

Mrs. Holt made a motion to recommend Denial of the rezoning request by Tuffman Equipment Rental from PIND to PID. Mr. Duffee seconded. VOTE: Majority For Denial, 0 Opposed, 1 Abstained (Berkshire Twp.). Motion carried.

SUBDIVISION PROJECTS

Preliminary

08-26 Roloson Field – Berlin Twp. - 3 lots / 3.38 acres

Conditions

Applicant: Manor NG, LLC. / **Engineer:** Terrain Evolution

Subdivision Type: Single Family Residential, Common Access Driveway

Location: West side of Roloson-Piatt Rd., south of Curve Rd.

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

Utilities: Del-Co water and on-lot treatment systems / **School District:** Olentangy



Staff Comments

Roloson Field will be located on the west side of Roloison-Piatt Rd., south of Curve Rd. The subdivision includes three lots utilizing a Common Access Driveway. The CAD will take access off the temporary end of Roloison-Piatt Road, which will be extended by the County Engineer’s office within the next two years. DCEO has noted that they can work with the applicant for access to the road.

The project indicates on-site treatment and a sanitary easement along the CAD utility easement and to the west. Sewer access will be available through a future phase of Berlin Farm West, but additional easements may be required. Additionally, sanitary engineering plans need to be submitted to the Regional Sewer District.

A technical review was held on May 19, 2026, after which the applicant addressed the required changes.

Staff Recommendation

Staff recommends *Conditional Preliminary Approval* of **Roloson Field** to the DCRPC, *subject to utilizing sanitary sewer for the project.*

Commission / Public Comments

Mr. Justin Wollenberg, Terrain Evolution was present to represent the applicant. He requested the Commission allow for flexibility to use on-site sewer as central sewer would not be connected to this site until 2028. He stated that soil borings have been completed and the soils can handle the on-site treatment.

Mr. Shock asked whether a condition could be placed on the project that if the neighboring development doesn’t allow them to connect to their sewer, this applicant could still move forward with the development? Chairman Shafer said that the Sanitary Department can require an easement at the time the neighboring development gets platted. The question is when would that happen.

Mr. Matlack made a motion for Conditional Preliminary Approval of Roloson Field, subject to staff recommendation. Mr. Duffee seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

09-26 Oak Park – Berlin Twp. - 8 lots / 73.454 acres

Conditions

Applicant: Kiran Basireddy / **Engineer:** Advanced Civil Design

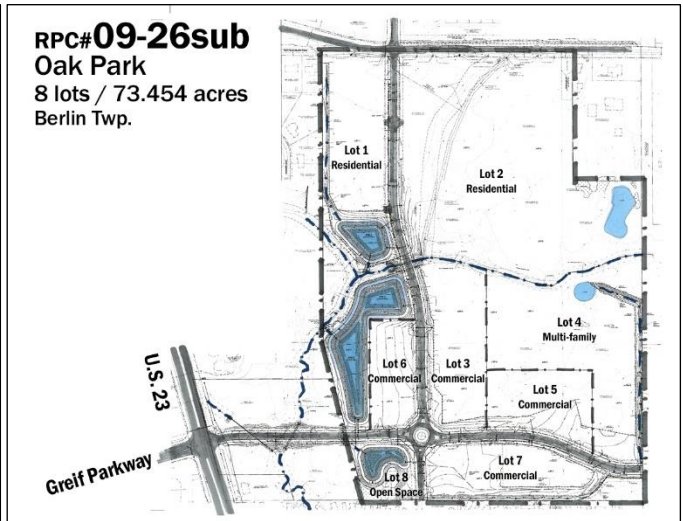
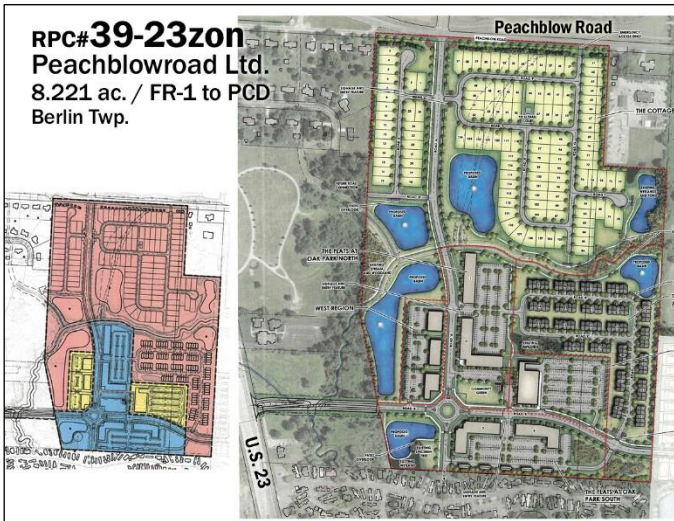
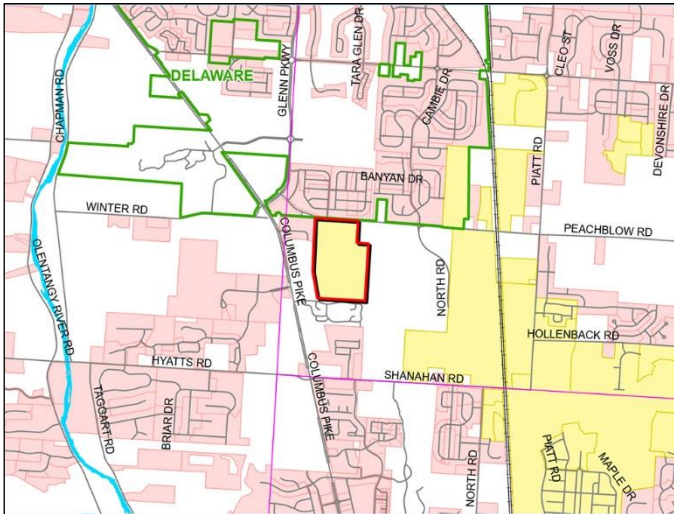
Subdivision Type: Single-family, Multi-Family, and Commercial

Location: south side of Peachblow Rd., east of US 23 / **Current Land Use:** Vacant

Zoned: Transitional Planned Unit Development (TPUD) and Planned Commercial (PCD)

Zoning Approval: August 12, 2024

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



Staff Comments

Oak Park is a proposed mixed-use project with areas for commercial uses, townhomes, and single-family detached units or lots. The approved Development Plan includes a commercial/retail area (Lots 5 and 6), commercial with 194 apartments (Lot 3 and 7), 110 attached townhomes (Lot 4), and 124 detached units (Lot 1 and 2). This initial proposal will create the public road network, drainage system, and initial large lots for future development. If future development requires the subdivision of these parcels, such development will follow the platting process with a new Preliminary Plan for that area. The access to U.S. 23 needs to be resolved and approved by ODOT, but that portion of the road crosses land owned by a separate entity, and

this project has access to Peachblow for initial development.

A technical review was held on May 19, 2026, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary Approval* of **Oak Park** to the DCRPC.

Commission / Public Comments

Mr. Jeffrey Guggenbiller, Advanced Civil Design, was present to represent the applicant.

Mr. Shock made a motion for Preliminary Approval of Oak Park. Mr. Matlack seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

10-26 Peachblow Crossing – Berlin Twp. - 76 lots / 48.6 acres

Conditions

Applicant: Del Fontaine Ltd. / **Engineer:** Kimley-Horn

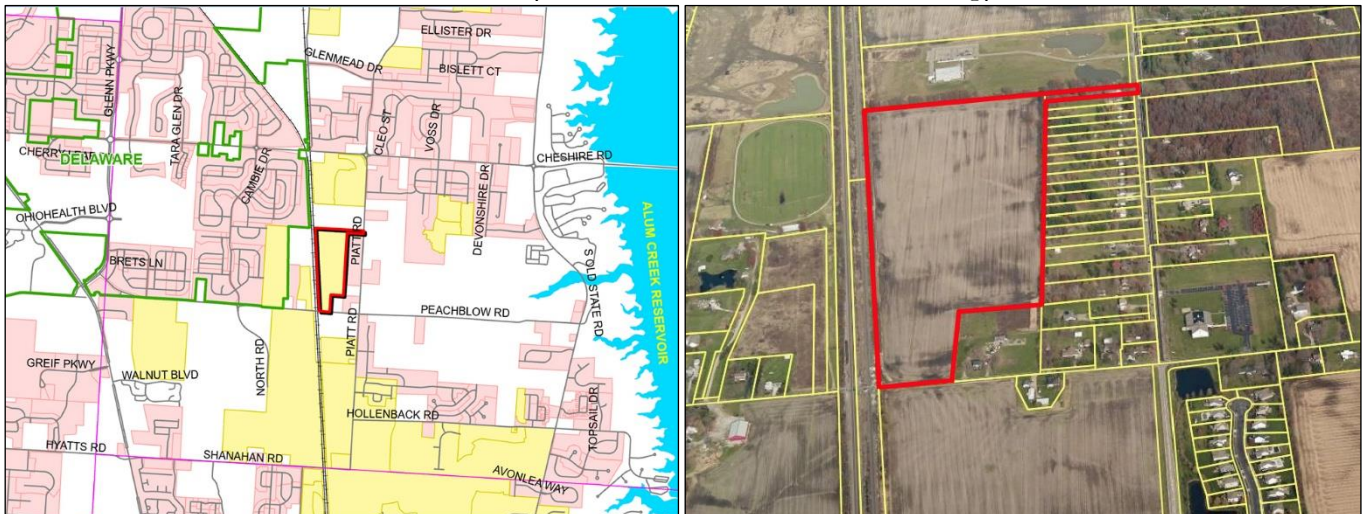
Subdivision Type: Single-family Planned Residential

Location: north side of Peachblow Rd., east of the railroad, west of Piatt Rd.

Current Land Use: Vacant

Zoned: 1.85/PRD / **Zoning Approval:** March 23, 2026

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





Staff Comments

Peachblow Crossing is a 76-lot single-family subdivision in Berlin Township between Piatt Road and the railroad. The project includes a single access on Piatt Road, just south of the Sri Venkateswara Temple. Two connected roads run north to south. Emergency access is provided to Peachblow Road, where the location is too close to the railroad crossing for a full access. Lots are sized between 10,920 sq. ft. and 12,695 sq. ft. with lot widths of 80', 90', and 93'. The relatively flat site requires stormwater basins along the eastern edge of the site behind existing homes along Piatt Road, as well as ponds in the northwestern and southwestern corners of the site. Total open space of 19.48 acres will be dedicated. An area of usable open space of approximately 5 acres is located at the southern end of the site.

A technical review was held on May 19, 2026, after which the applicant has addressed most of the required changes.

Staff Recommendation

Staff recommends *Preliminary Approval* of **Peachblow Crossing** to the DCRPC.

Commission / Public Comments

Mr. Kevin Kershner, Kimley-Horn, was present.

Mr. Weade questioned if the emergency access would have a knock box and who would maintain the road. Mr. Kershner stated that it is an emergency access only off Peachblow Rd. as the County Engineer wouldn't allow a full access that close to the railroad tracks. They have worked with the Fire Department and there will be a gate or a knock box. Those details will be worked out. The HOA would maintain the access. Mr. Weade suggested those details be worked out prior to Final platting.

*Mr. Matlack made a motion for Preliminary Approval of Peachblow Crossing, seconded by Mr. Shock.
VOTE: Unanimously For, 0 Opposed. Motion carried.*

Having no further business, Mr. Weade made a motion to adjourn the meeting at 6:47 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, June 25, 2026, 6:00 PM at the Buxbe Campus Conference Room, 1610 State Route 521, Delaware, Ohio 43015.

Joe Shafer, Chairman

Stephanie Matlack, Executive Administrative Assistant