

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, September 17, 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 August 27, 2026 RPC Minutes
- Executive Committee Minutes of September 9, 2026
- Statement of Policy

CONSENT AGENDA (Final Plats)

		Township	Lots/Acres
02-25.1	Plumb Creek, Section 1	Berkshire	47 lots / 37.619 acres
02-25.2	Plumb Creek, Section 2	Berkshire	44 lots / 36.542 acres
10-24.2	Parkside at Evans Farm, Section 2	Berlin	55 lots / 28.444 acres
03-23.5	Clarkshaw Crossing, Section 5	Liberty	54 lots / 8.761 acres

ZONING MAP/TEXT AMENDMENTS

22-26 ZON	Riga and Family LLC - Harlem Twp. - 5.925 acres - AR-1 to FR-1
23-26 ZON	Riga and Family LLC - Harlem Twp. - 5.984 acres - AR-1 to FR-1
24-26 ZON	Orange Twp. Zoning Commission - Zoning Resolution amendments
25-26 ZON	Berlin Twp. Zoning Commission - Zoning Resolution amendments

SUBDIVISION PROJECTS

Preliminary/Final

		Township	Lots/Acres
11-26	Hill Family Enterprises Plat No. 2	Berlin	2 lots / 17.91 acres

Preliminary

14-26	Section Estates No. 1, Lot 4263, Div. #1	Concord	2 lots / 3.54 acres
15-26	Lovat CAD	Kingston	2 lots / 19.026 acres

OTHER BUSINESS

POLICY / EDUCATION DISCUSSION

RPC STAFF AND MEMBER NEWS

ADMINISTRATIVE BUSINESS

▪ Call to Order

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

▪ Roll Call

Representatives: David Weade, Don Sutton, Sebastien Bernaert, Duane Matlack, Jeff Benton, Glynnis Dunfee, Mike Benedetti, Joe Shafer, Mike Cannon, Staci Hood, Jenna Rodman, Robin Duffee, Joe Proemm, Randy Leienberger, Bill Zieber, Dan Boysel, Kent Manley, and Doug Price. *Alternates:* Chadwick Smith, Kelly Thiel, Julie McGill, and Chad Green. *Staff:* Scott Sanders, Brad Fisher, Da-Wei Liou and Stephanie Matlack.

▪ Approval of the RPC Minutes August 27, 2026

Mr. Price made a motion to Approve the August 27th meeting minutes, seconded by Mr. Duffee. VOTE: Unanimously For, 0 Opposed. Motion carried.

▪ September 9, 2026 Executive Committee Minutes

A. Call to order

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

B. Approval of Executive Committee Minutes from August 19, 2026

Mr. Duffee made a motion to Approve the minutes from the August 19th meeting, seconded by Ms. Maag. VOTE: Unanimously For, 0 Opposed. Motion carried.

C. New Business

1. Financial / Activity Reports for August

REGIONAL PLANNING RECEIPTS		AUGUST	YTD TOTAL
General Fees (Lot Split)	(4201)	\$3,280.00	\$10,997.00
Fees A (Site Review)	(4202)		\$8,600.00
Insp. Fees (Lot Line Transfer)	(4203)	\$100.00	\$2,400.00
Membership Fees	(4204)		\$288,036.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$2,816.45	\$25,427.05
Assoc. Membership	(4206)		
General Sales	(4220)		
Charges for Serv. A (Prel. Appl.)	(4230)	\$500.00	\$49,113.07
Charges for Serv. B (Final. Appl.)	(4231)	\$2,920.00	\$65,677.86
Charges for Serv. C (Ext. Fee)	(4232)	\$300.00	\$1,500.00
Charges for Serv. D (Table Fee)	(4233)		\$600.00
Charges for Serv. E (Appeal/Var.)	(4234)	\$500.00	\$2,000.00
Charges for Serv. F (Planned District Zoning)	(4235)	\$500.00	\$3,750.00
Charges for Serv. G (Easement / Plat Vacation)	(4236)		\$500.00

OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)		\$2,750.00
Soil & Water Fees	(4243)		\$5,500.00
Commissioner's fees	(4244)	\$66.00	\$1,146.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		
Other Reimbursements A	(4721)		
Other Misc. Revenue (GIS maps)	(4730)	\$4.00	\$4.00
Misc. Non-Revenue Receipts	(4733)		
Sale of Fixed Assets	(4804)		
TOTAL RECEIPTS		\$10,986.45	\$468,000.98

Balance after receipts	\$1,164,281.74
Expenditures	<u>\$ 43,731.01</u>
End of August balance (carry forward)	\$1,120,550.73

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 September

a) Sketch Plans	<u>Township</u>	<u>Lots/Acres</u>
• Equestrian CAD	Liberty	5 lots / 18.895 acres
• Teeter CAD	Berlin	4 lots / 11.077 acres
b) Zoning Map / Text Amendments		
• Riga and Family LLC - Harlem Twp. - 5.925 acres - AR-1 to FR-1		
• Riga and Family LLC - Harlem Twp. - 5.984 acres - AR-1 to FR-1		
• Orange Twp. Zoning Commission - Zoning Resolution amendments		
• Berlin Twp. Zoning Commission - Zoning Resolution amendments		
c) Subdivision Projects	<u>Township</u>	<u>Lots/Acres</u>
<u>Preliminary</u>		
• Section Estates No. 1, Lot 4263, Div. #1	Concord	2 lots / 3.54 acres
• Lovat CAD	Kingston	2 lots / 19.026 acres
<u>Preliminary / Final</u>		
• Hill Family Enterprises Plat No. 2	Berlin	2 lots / 17.91 acres
<u>Final</u>		
• Plumb Creek, Section 1	Berkshire	47 lots / 37.619 acres
• Plumb Creek, Section 2	Berkshire	44 lots / 36.542 acres
• Parkside at Evans Farm, Section 2	Berlin	55 lots / 28.444 acres
• Clarkshaw Crossing, Section 5	Liberty	54 lots / 8.761 acres

d) Variance

- ~~Plan 4 Land – Liberty Twp. – Equestrian CAD – Sec. 306.02 – Additional lots on CAD~~
(Withdrawn)

3. Director's Report

The Partnership for a Healthy Delaware County and Health Behaviors Collaborative (Delaware Public Health District)

A group of agency directors, organizations, businesses, and residents representing multiple sectors of the county that assesses the health of the community and will develop an action plan to improve population health and drive policies, systems, and environmental change. The Collaborative acts as a subcommittee and is responsible for four strategies that fall within the Health Behaviors priority area of the 2023-2028 Health Improvement Plan. **Brad attended the Data Prioritization meeting on September 1st.**

Transportation Advisory Committee

Hosted by MORPC, these are monthly in-person meetings. **Scott attended on September 2nd.**

Delaware County Trail Forum

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 collaboration between RPC, DPHD and City of Delaware Parks are meeting bi-weekly to prepare for this Forum, which is scheduled for October 1st. An invite email went out in early September and a notice is also posted on RPC's website. **Brad met with the Forum planning group on September 9th.**

Central Ohio GIS Users Group

Hosted by MORPC, these are hybrid meetings that occur quarterly. GIS tips, tools, projects, data, maps and apps are shared by various agencies. **Da-Wei and Brad attended the August 26th meeting.**

DCRPC-Managed Projects

Harlem Township Comprehensive Plan

Update to the latest plan, incorporating recent Strategic Plan recommendations and new overlay language. **Scott met with the Zoning Commission on August 24 and September 12, making progress.**

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. **The Steering Committee is currently reviewing the Final Draft of the Plan and hope to adopt the Plan soon.**

Scioto Township Comprehensive Plan

Update to the Township's 2005 plan. **Brad created a community survey, which will be live soon.**

Concord Township Comprehensive Plan

Trustees approved the Plan on August 26 – Scott is making grammatical changes based on Township review before publishing.

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 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. Proposed projects and conceptual improvements are being added to the RPC's Development Pattern Map.
<https://publicinput.com/23connect>

ODOT is studying a connection between U.S. 23 and Interstate 71. New public open houses have been scheduled. <https://publicinput.com/23-71study>

Delaware County Township Association

Meets quarterly at various locations. Each one includes several speakers and provides a number of townships the opportunity to share updates. **Scott attended on September 10.**

3. 2027 Budget – 1st Review

The proposed budget for 2027 uses actual and predicted revenue and expenses.

- a) Projected platting revenue is conservative at \$225,000. (YTD \$145,138.)
- c) Salaries budgeted at 4% increase. No staffing changes anticipated.
- d) Health Insurance rates will be approved by the County Commissioners on 09/10/26. Current proposal estimates an 3% increase.
- e) Materials and supplies are conservative estimates but do include purchasing 2 new computers.
- f) Services and Charges will increase from previous years due to paying for ArcGIS from the Co. Auditor (\$7,156). RPC has not paid for about 8 years.
- g) Membership dues were calculated with a 75¢ per capita (same as 2025, 2026).

Estimated carryover to 2027: \$953,563

Estimated Expenses 2027: \$652,808

Estimated Revenues 2027: \$558,511

Estimated carryover to 2028 \$859,266

The Committee requested staff present a revised budget at next month's meeting to include a nominal increase in fees. The Commission agreed the carryover should be at least six months of expenditures.

The full Commission will review the draft budget at the October RPC meeting. The Executive Committee will make recommendations at their November meeting and the full Commission vote will take place at the November 19th RPC meeting.

D. Old Business

- 1. Discussion of County Plan / website – *will discuss at the October Exec. Comm. meeting.*

E. Adjourn

Having no further business, Mr. Duffee made a motion to adjourn the meeting at 9:45 a.m. Ms. Maag seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be Wednesday, October 21, 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)

02-25.1 Plumb Creek, Section 1 – Berkshire Twp. – 47 lots / 37.619 acres

Conditions

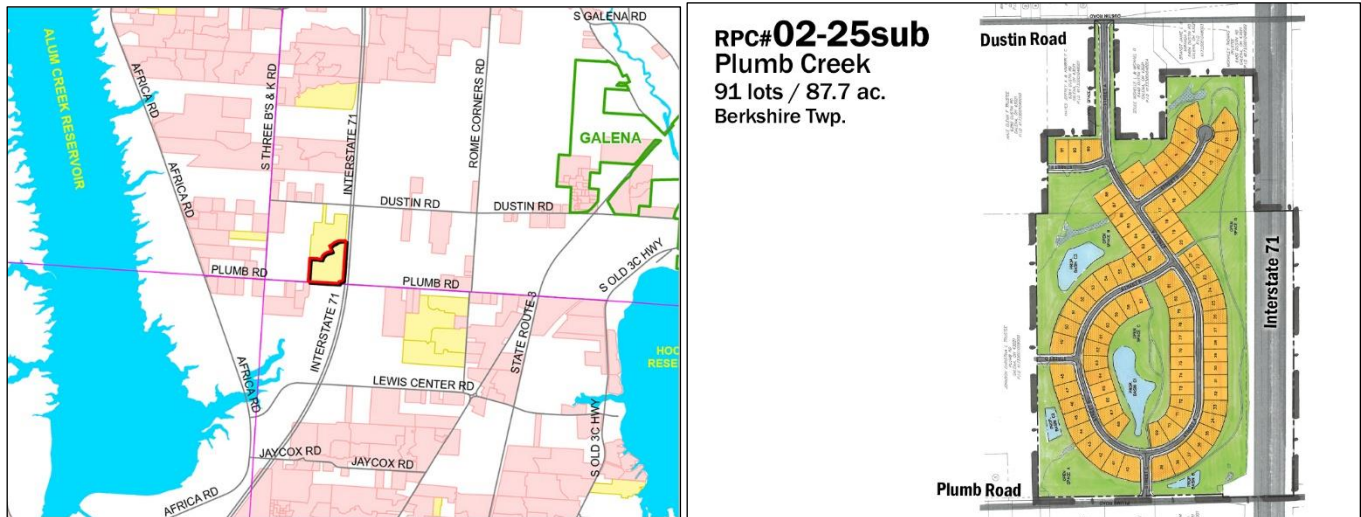
Applicant: Romanelli & Hughes / **Engineer:** CESO Inc.

Subdivision Type: Single Family Residential

Location: North side of Plumb Rd., west of I-71

Zoned: PRD (Planned Residential) / **Preliminary Approval:** 01/30/25

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



Staff Comments

Plumb Creek, Section 1 is a 47-lot, single-family residential subdivision with three (3) reserves. The development will gain access off of Plumb Road, provide a stub to Section Two to the north. The site is adjacent (west of) I-71. Preliminary approval was granted on January 30, 2025, 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 **Plumb Creek, Section 1** to the DCRPC.

Commission / Public Comments

Mr. Matlack made a motion for Final Approval of Plumb Creek, Section 1. Mr. Duffee seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

=====

02-25.2 Plumb Creek, Section 2 – Berkshire Twp. – 44 lots / 36.542 acres

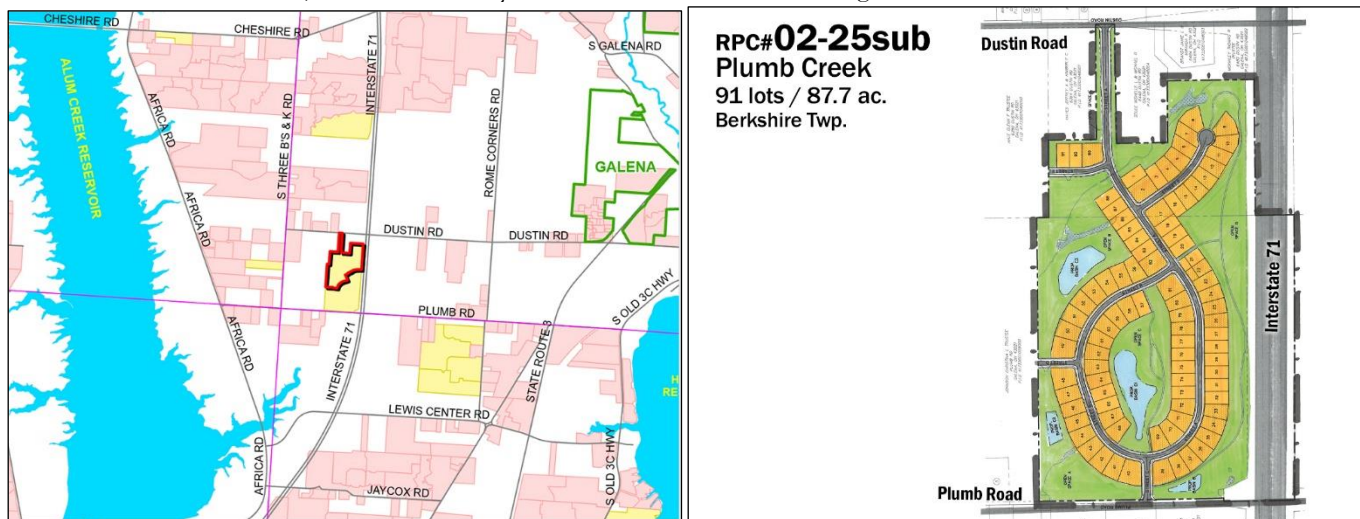
Applicant: Romanelli & Hughes / **Engineer:** CESO Inc.

Subdivision Type: Single Family Residential

Location: North side of Plumb Rd., west of I-71, south of Dustin Rd.

Zoned: PRD (Planned Residential) / **Preliminary Approval:** 01/30/25

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



Staff Comments

Plumb Creek, Section 2 is a 44-lot, single-family residential subdivision with four (4) reserves. The development will gain access off of Dustin Road and complete a connection to Plumb Creek Drive in Section 1. Preliminary approval was granted on January 30, 2025, 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 **Plumb Creek, Section 2** to the DCRPC.

Commission / Public Comments

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

10-24.2 Parkside at Evans Farm, Section 2 – Berlin Twp. – 55 lots / 28.444 acres

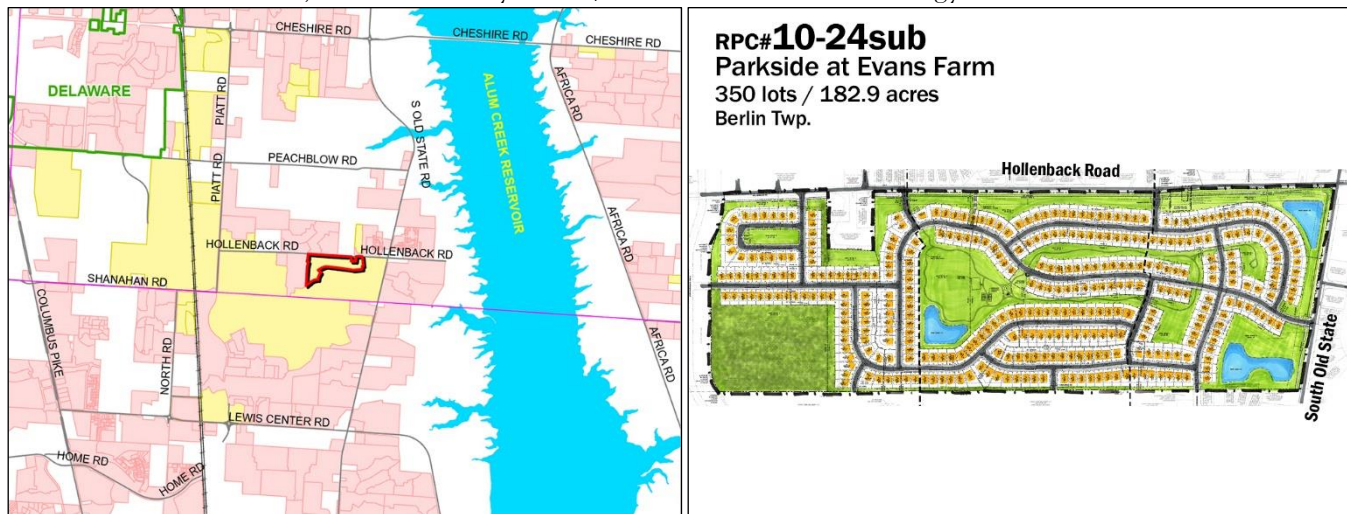
Applicant: Rockford Homes / **Engineer:** CESO Inc.

Subdivision Type: Single Family Residential

Location: South of Hollenback Rd., west of S. Old State Rd.

Zoned: PRD (Planned Residential) / **Preliminary Approval:** 05/30/24

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



Staff Comments

Parkside at Evans Farm is a single-family residential subdivision with 55 buildable and three (3) open space lots, located on the south side of Hollenback Rd., west of S. Old State Rd. This is the second of 10 sections to be platted, making a connection to section 1 to the west and providing street stubs for future sections. Preliminary approval was granted on May 30, 2024, and the applicant is now requesting Final Plat approval.

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

Staff Recommendation

Staff recommends *Final Approval* of **Parkside at Evans Farm, Section 2** to the DCRPC.

Commission / Public Comments

Mr. Matlack made a motion for Final Approval of Parkside at Evans Farm, Section 2. Mr. Duffee seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

03-23.5 Clarkshaw Crossing, Section 5 – Liberty Twp. – 54 lots / 8.761 acres

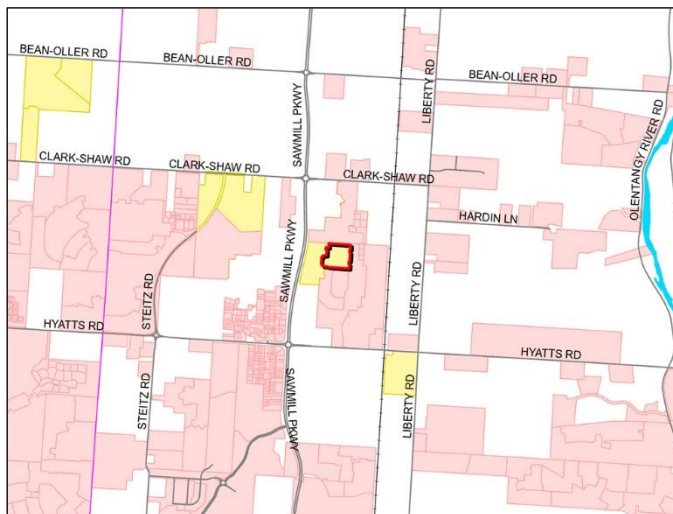
Applicant: M/I Homes / **Engineer:** EMH & T

Subdivision Type: Single Family Residential

Location: East of Sawmill Parkway, west of Valley Dale Rd.

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

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



RPC#03-23sub
Clarkshaw Crossing
254 lots / 132.5 ac.
136 Multi-family units
Liberty Twp.



Staff Comments

Clarkshaw Crossing, Section 5 is a single-family residential subdivision with 54 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 5** to the DCRPC.

Commission / Public Comments

Mr. Matlack made a motion for Final Approval of Clarkshaw Crossing, Section 5. Mr. Duffee seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

=====

ZONING MAP/TEXT AMENDMENTS

22-26 ZON Riga and Family LLC – Harlem Twp. – 5.925 acres – AR-1 to FR-1

Request

Mr. Garrett Gandee, on behalf of the applicant, is requesting a 5.925-acre rezoning from AR-1 to FR-1 to allow the lot to be split into two residential lots.

Conditions

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

Current Land Owner: Riga and Family LLC

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

Current Use(s): vacant / **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, PwA



Introduction

This property is located on the north side of Woodtown Rd., west of Miller-Paul Rd. The lot was split in 2021 and is not currently developed. All surrounding properties are zoned to allow for residential uses (AR-1 and FR-1) and are either developed or being developed with single-family homes. The applicant seeks to rezone 5.925 acres to FR-1 to allow the land to be subdivided. The applicant did not provide a site plan to show how the lot will be split; however, that will be reviewed once a complete development plan and lot split application are submitted to ensure all applicable regulations are met.

Comprehensive Plan

Harlem Township's 2021 Comprehensive Plan includes this site in Subarea D and generally recommends a two-acre minimum lot size. The proposal adheres to the Plan recommendations.

Issues

Traffic and access: Any proposed access would be from Woodtown Road, which is maintained by the County.

Drainage: There is roadside drainage along Woodtown Road; however, any future development of this site must be reviewed by the DCEO and comply with applicable drainage requirements.

Sanitary Treatment: As there is no public sanitary sewer in this area, all lots will be served by on-site wastewater treatment systems, which must be approved by the DCPH department. Staff notes that most of the northern and eastern portions of the site is made of Pewamo soil, which is considered to be poorly drained.

Staff Recommendations

Staff recommends **Approval** of the rezoning request by Riga and Family LLC (5.925 ac) from AR-1 to FR-1 to the DCRPC, Harlem Twp. Zoning Commission and Harlem Twp. Trustees.

Commission / Public Comments

Mr. Garrett Gandee, attorney for Riga & Family LLC., was present to answer questions from the Commission.

Mr. Price made a motion to recommend Approval of the rezoning request by Riga and Family LLC. from AR-1 to FR-1 for 5.925 acres. Mr. Weade seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Harlem Twp.). Motion carried.

23-26 ZON Riga and Family LLC – Harlem Twp. – 5.984 acres – AR-1 to FR-1

Request

Mr. Garrett Gandee, on behalf of the applicant, is requesting a 5.984-acre rezoning from AR-1 to FR-1 to allow the lot to be split into two residential lots.

Conditions

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

Current Land Owner: Riga and Family LLC.

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

Current Use(s): vacant / **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, PwA



Introduction

This property is located on the north side of Woodtown Rd., west of Miller-Paul Rd. The lot was split in 2021 and is not currently developed. All surrounding properties are zoned to allow for residential uses (AR-1 and FR-1) and are either developed or being developed with single-family homes. The applicant seeks to rezone 5.984-acres to FR-1 to allow the land to be subdivided. The applicant did not provide a site plan to show how the lot will be split; however, that will be reviewed once a complete development plan and lot split application are submitted to ensure all applicable regulations are met.

Comprehensive Plan

Harlem Township's 2021 Comprehensive Plan includes this site in Subarea D and generally recommends a two-net-acre minimum lot size. The proposal adheres to the Plan recommendations.

Issues

Traffic and access: Any proposed access would be from Woodtown Road, which is maintained by the County.

Drainage: There is roadside drainage along Woodtown Road; however, any future development of this site must be reviewed by the DCEO and comply with applicable drainage requirements.

Sanitary Treatment: As there is no public sanitary sewer in this area, all lots will be served by on-site wastewater treatment systems, which must be approved by the DCPH department. Staff notes that most of the northern and eastern portions of the site is made of Pewamo soil, which is considered to be poorly drained.

Staff Recommendations

Staff recommends **Approval** of the rezoning request by Riga and Family LLC (5.984 ac) from AR-1 to FR-1 to the DCRPC, Harlem Twp. Zoning Commission and Harlem Twp. Trustees.

Commission / Public Comments

Mr. Garrett Gandee, attorney for Riga & Family LLC., was present to answer questions from the Commission.

Mr. Boysel made a motion to recommend Approval of the rezoning request by Riga and Family LLC. from AR-1 to FR-1 for 5.984 acres. Mr. Weade seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Harlem Twp.). Motion carried.

24-26 ZON Orange Twp. Zoning Commission – Zoning Resolution amendments

Request

Orange Township Zoning Commission initiated a number of changes to their new zoning code, which was adopted in February, 2026.

Summary

Below is a summary of the proposed text amendments:

- Changes Data Center from Permitted Use to Conditional in Flex Employment Zone (FE).
- Agricultural exemption now also applies to lots zoned FR-1 and one acre or greater in size, agriculture is now prohibited for platted lots under half an acre, and animal husbandry is permitted on FR-1 lots.
- No longer specifically allows mobile homes in the FR-1 District
- Temporary trailers must now be set back a minimum of 15 feet from public right-of-way.
- Adds specific development standards for data centers; addressing setbacks and cooling systems.
- Requires platting for any subdivision of land unless zoned FR-1.
- Clarifies the maximum permitted density in the CL Zone (6 to 6.0)
- Clarifies the maximum permitted density in the MU Center (8 to 8.0)
- Changes the maximum permitted density in the N Zone (2.5 to 2.0)
- Includes a minimum 70-foot lot frontage requirement in the N Zone.
- Removes “perimeter” from landscaping requirements section for clarification.
- Adds Neighborhood District to list of zones needing bufferyard.

- Adds Residential Architectural Standards with required building materials.
- Adds previous zoning districts to lists of applicability for Permanent Signs.
- Adds Directional Sign requirements.
- Adds Non-Residential Sale or Leasing Signs requirements.
- Removes property from abandonment section, and addresses only non-conforming structures.

Staff Recommendation

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

Commission / Public Comments

Mr. Price made a motion to recommend Approval of the text amendments to the Orange Township Zoning Resolution. Mr. Matlack seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Orange Twp.). Motion carried.

25-26 ZON Berlin Twp. Zoning Commission – Zoning Resolution amendments

Request

The Berlin Township Zoning Commission initiated a number of changes, and RPC Staff provided comments in August, 2026.

Summary

Below is a summary of the proposed text amendments:

- Updates Use codes for the Berlin Industrial Overlay (BIO); references 2022 (not 2017) NAICS Codes, changes some 6-digit codes to a broader 4-digit category.
- Adds a Similarity of Uses provision for BIO and Berlin Commercial Overlay (BCO), which must be approved by the Township Trustees when proposed.
- Adds an Accessory Use provision for BCO, Ole Cheshire PUD, and BIO, which must be identified in a Development Plan.
- Prohibits Hazardous Material uses in BCO, OCPUD, and BIO when not in compliance “at all times.”
- Updates the application requirements and process for BCO, OCPUD, and BIO.
- Adds a Development and Site Plan Review requirement for BCO, OCPUD, and BIO, detailing the process and requirements for this review in Article 33.
- Updates Modification process for BCO, OCPUD, and BIO. Adds a Minor Modification option that can be approved by zoning director, which decision can be appealed to the BZA by BZC or Trustees.
- Changes title of Article 27 to Special Use Regulations and adds a section for Data Centers and Battery Manufacturing, Battery Technology, and Energy Storage Systems.

Staff Comments:

As noted, staff has previously made minor recommendations for the text, including references to appendices, number of Development Plan copies, renumbering sections, number of industrial loading spaces, and graphics. We also recommended that the additional language related to “Environmentally Sensitive Areas” should apply to all districts, which can also simplify the “Performance Standards” section already in the

Resolution.

Staff Recommendation

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

Commission / Public Comments

Mr. Jacob Collins, Berlin Twp. Director of Zoning, explained that the Zoning Commission will meet September 22nd. At that meeting, there will be a refinement relating to the process proposed for the Berlin Business Park. The intention is to provide more options including a one-step process, or a two step with more flexibility.

Mr. Duffee made a motion to recommend Approval of the text amendments to the Berlin Township Zoning Resolution. Mr. Manley seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.

The northern half of this site was platted as the Hill Family Enterprises Subdivision in 2005, and the southeastern two lots were platted as the Cliff Subdivision in 1982. The proposed plat will consolidate the existing platted lots into one subdivision, and include two additional un-platted parcels. The lots south of the high-voltage power lines were rezoned to the Planned Commercial designation in March, 2026 to allow for a

self-storage facility and office. With Lot 4470 already developed to the north, this plat will consolidate the southern four lots, establish water and sanitary easements, and delineate the PC District setbacks. 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 Hill Family Enterprises Plat No. 2 to the DCRPC.

Commission / Public Comments

Mr. Josh Estridge, Rise Commercial District, was present.

Mr. Price made a motion for Preliminary and Final Approval of Hill Family Enterprises Plat No. 2. Mr. Green seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.

Preliminary

14-26 Section Estates No. 1, Lot 4263, Div. #1 - Concord Twp. - 2 lots / 3.54 acres

Conditions

Applicant: Eric and Kimberly Crawford / **Consultant:** Plan 4 Land

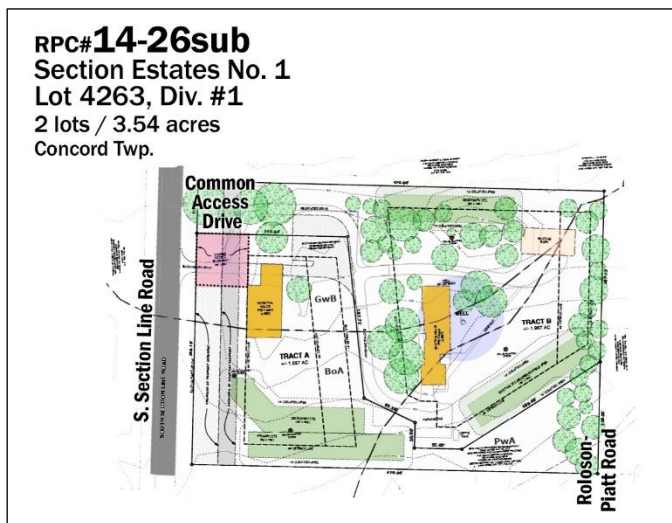
Subdivision Type: Single Family residential

Location: East side of S Section Line Rd., south of Bunty Station

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

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





Staff Comments

This property was originally platted and developed with a single-family home in 1970. The request is to replat this lot, creating one new 1.557-acre buildable lot and retain the existing home on a 1.967-acre lot. The existing driveway will be utilized, providing access from South Section Line Road for both lots within a shared access easement. The shared Common Access Drive easement will be a small square area near the road. These lots will be served by on-site wastewater treatment systems; the new lot will connect to public water and the existing home will continue utilizing well water. There will be 30 feet of road easement provided, along with a 20-foot-wide sanitary easement along South Section Line Road.

A technical review was held on September 8, 2026, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary Approval* of Section Estates No. 1, Lot 4263, Div. #1 to the DCRPC.

Commission / Public Comments

Ms. Lexus Cain, Plan 4 Land, was present.

Mr. Matlack made a motion for Preliminary Approval of Section Estates, No. 1, Lot 4263, Div. #1. Mr. Weade seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

=====

15-26 Lovat CAD – Kingston Twp. - 2 lots / 19.026 acres

Conditions

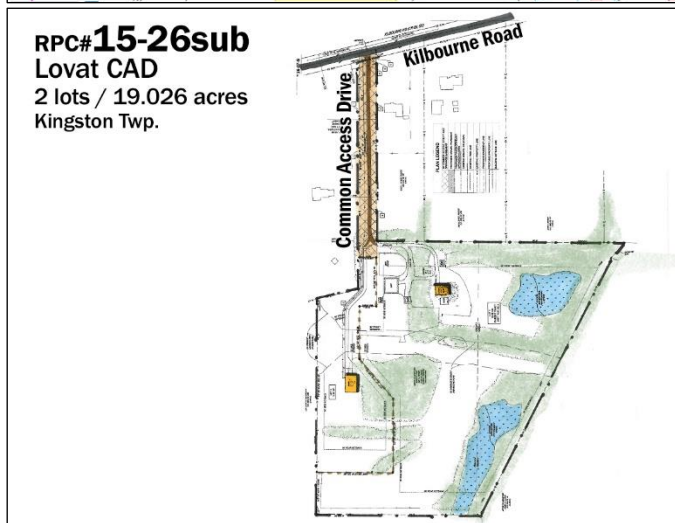
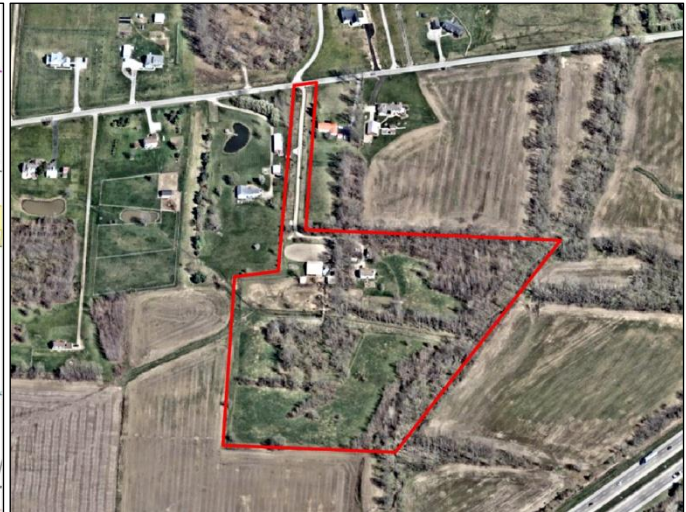
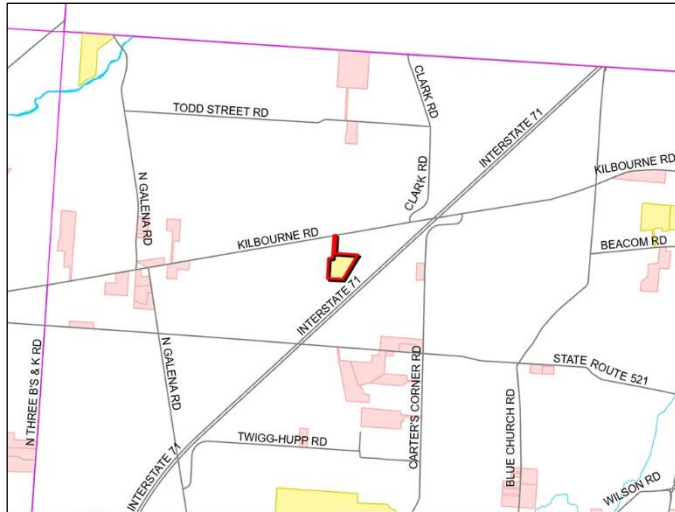
Applicant: Timothy and Janice Lovat / **Consultant:** A to Zoning

Subdivision Type: Single family residential

Location: South side of Kilbourne Rd., west of Clark Rd.

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

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



Staff Comments

This lot was split into its current configuration in 1996 and developed with a single-family home in 2000. The request is to create a two-lot CAD to allow for a new home to be built on a 3.39-acre lot and retain the existing home and barns on a 15.59-acre lot. There is an existing drainage easement that bisects the property from west to east that will need to be crossed with a new driveway and utility lines for the new home, but the rest of the drainage easement area will not be impacted by development.

A technical review was held on September 8, 2026, after which the applicant has addressed all of the required changes.

Staff Recommendation

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

Commission / Public Comments

Mr. Caleb Wade, A to Zoning, was present.

Mr. Manley made a motion for Preliminary Approval of Lovat CAD, seconded by Mr. Duffee. VOTE: Majority For, 0 Opposed, 1 Abstained (Brown Twp.). Motion carried.

=====

Having no further business, Mr. Boysel made a motion to adjourn the meeting at 6:20 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, October 29, 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