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, October 29, 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 September 17, 2026 RPC Minutes**
- **Executive Committee Minutes of October 21, 2026**
- **Statement of Policy**

CONSENT AGENDA (Final Plats)		**Township**	**Lots/Acres**
13-25	Irish Eyes	Berlin	7 lots / 10.012 acres
03-23.6	Clarkshaw Crossing, Section 6	Liberty	38 lots / 12.633 acres

ZONING MAP/TEXT AMENDMENTS

20-26 ZON	Addison Properties – Orange Twp. – 35.7 acres – FR-1 to PUD (Creekside Glen)
26-26 ZON	Genoa Twp. Zoning Commission – Zoning Resolution amendments
27-26 ZON	Palachandra Chickadadi Ganesh – Orange Twp. – 3.35 acres – FR-1 to C-2
28-26 ZON	Troy Twp. Zoning Commission – Zoning Resolution amendments

SUBDIVISION PROJECTS		**Township**	**Lots/Acres**
<u>Preliminary</u>			
16-26	Evergreen CAD	Concord	3 lots / 10.39 acres

OTHER BUSINESS

- 2027 Budget – 1st review
- Draft 2027 DCRPC Meeting schedule

POLICY / EDUCATION DISCUSSION

RPC STAFF AND MEMBER NEWS

ADMINISTRATIVE BUSINESS

- **Call to Order**
  Vice Chairman Duffee called the meeting to order at 6:00 p.m.

- **Roll Call**
  Representatives: David Weade, Don Sutton, Sebastien Bernaert, Ric Irvine, Duane Matlack, Gary Merrell, Barb Lewis, Jeff Benton, Glynnis Dunfee, Mike Benedetti, Sarah Holt, Matt Shock, Mike Cannon, Chelsea Harris, Robin Duffee, Joe Proemm, Randy Leienberger, Bill Zieber, Kent Manley, Mike Dattilo and Doug Price. *Alternates*: Cheryl Friend, Julie McGill, Chad Green, and Simon Bell. *Arrived after roll call*: Dan Boysel (R). *Staff*: Scott Sanders, Brad Fisher, Da-Wei Liou and Stephanie Matlack.

- **Approval of the RPC Minutes September 17, 2026**
  Mr. Shock made a motion to Approve the September 17th minutes, seconded by Mr. Price. VOTE: Unanimously For, 0 Opposed. Motion carried.

- **October 21, 2026 Executive Committee Minutes**

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

B. Approval of Executive Committee Minutes of September 9, 2026
Ms. Maag made a motion to approve the minutes from September 9th. Mr. Merrell seconded the motion. ***VOTE: Unanimously For, 0 Opposed. Motion carried.***

C. New Business

1. Financial / Activity Reports for September

REGIONAL PLANNING RECEIPTS		SEPTEMBER	YTD TOTAL
General Fees (Lot Split)	(4201)	$1,640.00	$12,637.00
Fees A (Site Review)	(4202)	$1,000.00	$9,600.00
Insp. Fees (Lot Line Transfer)	(4203)	$100.00	$2,500.00
Membership Fees	(4204)	$21.00	$288,057.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)	$974.36	$26,401.41
Assoc. Membership	(4206)		
General Sales	(4220)		
Charges for Serv. A (Prel. Appl.)	(4230)	$4,110.10	$53,223.17
Charges for Serv. B (Final. Appl.)	(4231)	$26,470.10	$92,147.96
Charges for Serv. C (Ext. Fee)	(4232)		$1,500.00
Charges for Serv. D (Table Fee)	(4233)		$600.00
Charges for Serv. E (Appeal/Var.)	(4234)	$500.00	$2,500.00
Charges for Serv. F (Planned District Zoning)	(4235)	$750.00	$4,500.00

Charges for Serv. G (Easement / Plat Vacation)	(4236)		$500.00
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	$800.00	$3,550.00
Soil & Water Fees	(4243)	$1,000.00	$6,500.00
Commissioner's fees	(4244)	$606.00	$1,752.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		
Other Reimbursements A	(4721)		
Other Misc. Revenue (GIS maps)	(4730)		$4.00
Misc. Non-Revenue Receipts	(4733)		
Sale of Fixed Assets	(4804)		
TOTAL RECEIPTS		**$37,971.56**	**$505,972.54**

Balance after receipts		**$1,158,522.29**
Expenditures	-	**$ 43,297.84**
End of September balance (carry forward)		**$1,115,224.45**

Ms. Maag made a motion for Approval of the Financial report, subject to audit. Mr. Merrell seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

2. RPC Preliminary Agenda August

a) Sketch Plans

	Township	Lots/Acres
• Northstar Wilson Road Subd.	Berkshire	3 lots / 17.285 acres
• Prestwick Road Phase 3	Berkshire	2 lots / 31.31 acres
• Clark-Shaw Ridge	Liberty	91 lots / 42.52 acres
• Olentangy LSD Tech. Services Warehouse	Orange	1 lot / 3.6 acres

b) Zoning Map / Text Amendments
- Addison Properties – Orange Twp. – 35.7 acres – FR-1 to PUD (Creekside Glen)
- Genoa Twp. Zoning Commission – Zoning Resolution amendments
- Palachandra Chickadadi Ganesh – Orange Twp. – 3.35 acres – FR-1 to C-2
- Troy Twp. Zoning Commission – Zoning Resolution amendments

c) Subdivision Projects

	Township	Lots/Acres
Preliminary		
• Evergreen CAD	Concord	3 lots / 10.39 acres
Final		
• Irish Eyes	Berlin	7 lots / 10.012 acres
• Clarkshaw Crossing, Section 6	Liberty	38 lots / 12.633 acres

3. Director's Report

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

A group of agency directors, organizations, businesses, and residents representing multiple sectors of the county that assesses the health of the community and will develop an action plan to improve population health and drive policies, systems, and environmental change. The Collaborative acts as a subcommittee and is responsible for four strategies that fall within the Health Behaviors priority area of the 2023-2028 Health Improvement Plan. **Brad attended the CHIP Planning meeting on September 29th and October 15th to discuss the Built Environment section of the CHIP.**

OWU Walk Audit – City of Delaware

OWU students completed their fall semester Walk Audits on **September 30th**, facilitated by DPHD, OWU-Public Health program, and assisted by MORPC. This walk audit was located along W. Central Ave., between Troy Rd. and Crestview Dr. in the City of Delaware. **Brad has been participating in these yearly walk audits and has incorporated the process into Comprehensive Plans when possible.**

Transportation Advisory Committee

Hosted by MORPC, these are monthly in-person meetings. **Scott attended on September 30th.** A meeting of the MPO Funding Committee was held directly after that meeting.

Delaware County Trail Forum

This forum brought together representatives from across the county, including townships, villages, cities, and community partners, to share information, align planning efforts and goals, and strengthen trail development and connectivity. The Forum was hosted by RPC, DPHD, and City of Delaware Parks. **The first Delaware County Trail Forum was hosted on October 1st. There were ~36 attendees and 7 presentations. A newsletter will be sent out to all attendees, along with the presentation slides. DCRPC will be adding all relevant information from the Trail Forum on our website. Brad and Scott attended.**

Delaware County Trail Grant Committee

The deadline to submit for the Delaware County Trail Grant was on October 1st and two applications were submitted; Village of Ostrander - phase 2 path improvements along Penn Rd. and Orange Township – E. Orange Rd. trail improvements. **Scott and Brad, along with the rest of the Trail Committee, met on October 13th to discuss the applications.**

Active Transportation Committee

Hosted by MORPC, these are quarterly meetings. Active transportation projects are shared – most activity occurs in Columbus and suburbs. The committee provides a forum to share active transportation best practices and collaborate on shared interests. The group consists of diverse representatives throughout Central Ohio, including local governments, public agencies, non-profit organizations, and private interests. **Brad attended the Q4 meeting on October 14th.**

Silicon Heartland Transportation Partnership Meeting

Hosted by ODOT, this group meets occasionally to discuss issues related to transportation within a 40-minute commute of the future Intel development. Various agencies provide updates to representatives. **Scott attended on September 23rd** and Rob Riley (DCEO) provided an update to several Delaware County projects.

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 October 12 and completed the first review of the document. A complete first draft is ready to be distributed to the Commission.**

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 hopes to adopt the Plan soon.**

Scioto Township Comprehensive Plan

Update to the Township's 2005 plan. **Brad created an electronic community survey, which has received 123 responses to date. There was no meeting in September – the next scheduled Comprehensive Plan Steering Committee meeting is in late October.**

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 has started to share initial concepts on potential projects. On September 29th, information was shared related to potential impacts from Greif Parkway to Cheshire Road. On October 28th, ODOT will host an open house to review Pennsylvania Avenue to Troutman Road.**

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

4. 2027 Draft Budget – 1st Review
   The proposed budget includes:
   1.) Projected revenues are conservative at $588,111 including platting $225,000 and OPWC $30,000;
   2.) Salaries: 3.5% increase, no change in staffing;
   3.) Health Insurance rates were provided by the County Administrator and include rates for 4 employee plans;
   4.) Materials and supplies are conservative estimates. Estimate $5,000 for the Director's laptop. There are no significant expenses anticipated for 2027;
   5.) Services and Charges include the ongoing Trakit software maintenance, rent/utilities and ArcGIS maintenance paid to the Co. Auditor;
   6.) Membership dues ($296,391) were calculated with a 75¢ per capita; and
   7.) Projected carry forward to 2028 is $878,718.

   There was some discussion on the need to increase fees and/or membership dues. The Committee agreed that a target carryforward would be beneficial to establish for future budgeting purposes.

   Mr. Merrell made a motion to recommend Approval of the draft budget to the full Commission as amended during discussions. Ms. Holt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

   The full Commission will discuss this draft budget at the October 29th RPC meeting. The Executive Committee will consider input at/after that meeting and prepare a recommendation to be presented at the November 19th RPC meeting for a vote.

5. Draft 2027 DCRPC Meeting schedule

   All monthly Commission meetings are scheduled for the last Thursday of each month except for November and December.

   Ms. Maag made a motion to recommend Approval of the draft meeting schedule for 2027. Ms. Holt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

D. Adjourn

Having no further business, Mr. Merrell made a motion to adjourn the meeting at 10:21 a.m. Ms. Holt seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

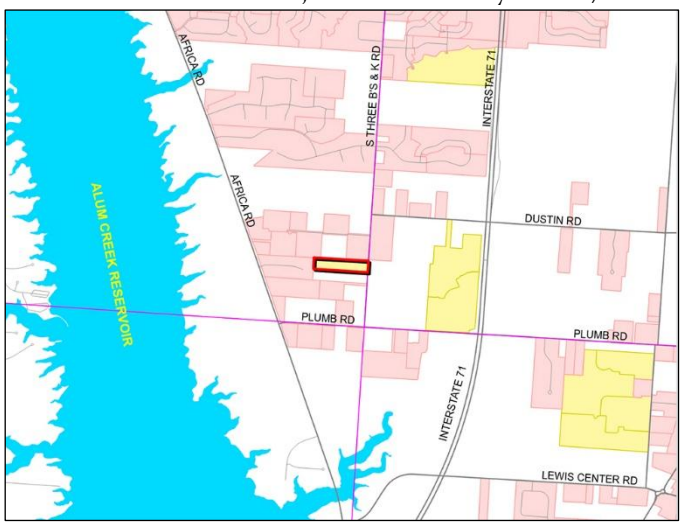
The next regular Executive Committee meeting will be **Tuesday, November 10, 2026, at 10:30 a.m**. at 1610 State Route 521, West Conference Room, Delaware, Ohio, 43015.

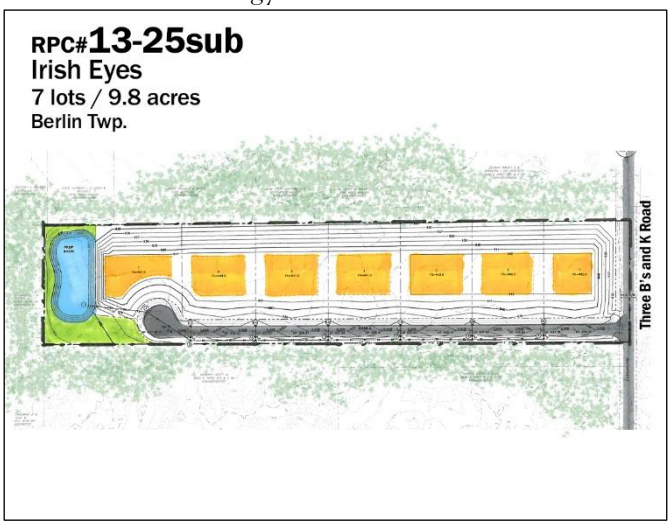
- **Statement of Policy**
  As is the adopted policy of the Regional Planning Commission, all applicants will be granted an opportunity to make their formal presentation. The audience will then be granted an opportunity to comment followed by questions from the Commission. This policy was adopted by 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)

13-25 Irish Eyes – Berlin Twp. - 7 lots / 10.012 acres

Conditions
Applicant: Romanelli & Hughes / **Engineer:** CESO
Subdivision Type: Single Family Residential
Location: West side of S Three B's & K Rd., north of Plumb Rd.
Zoned: FR-1 (Farm Residential) / **Preliminary Approval:** 06/25/25
Utilities: Del-Co Water, central sanitary sewer / **School District:** Olentangy





Staff Comments
Irish Eyes is a residential subdivision with 7 buildable lots and one open space lot. It is located on the west side of South Three B's & K Rd., north of Plumb Rd. Preliminary approval was granted on June 25, 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.

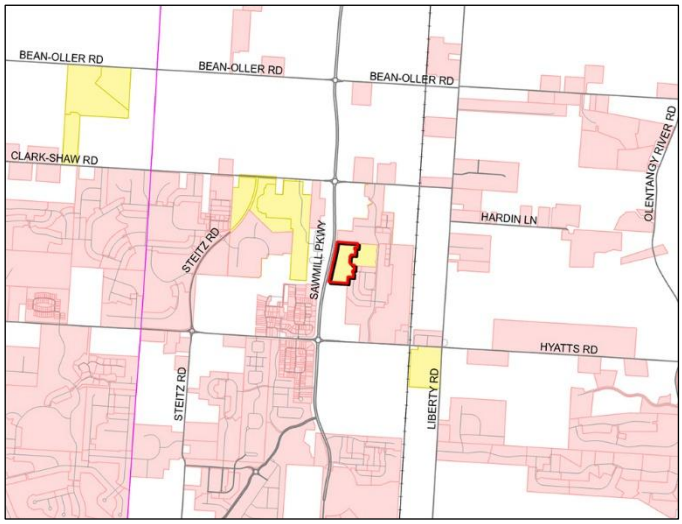
Staff Recommendation
Staff recommends *Final Approval* of **Irish Eyes** to the DCRPC.

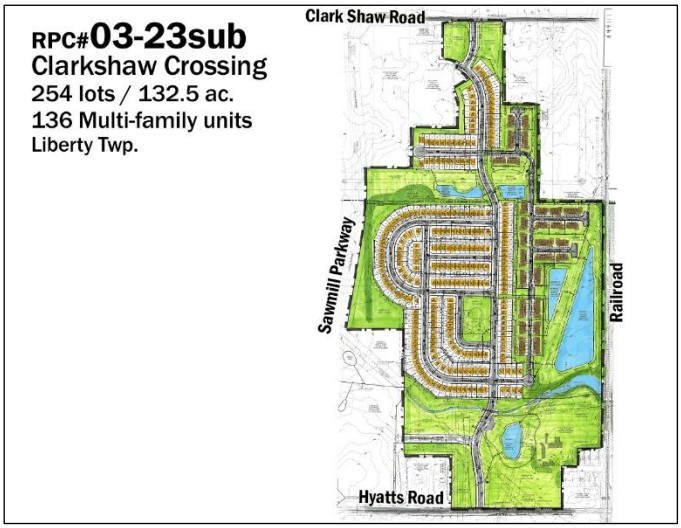
Commission / Public Comments
Mr. Merrell made a motion for Final Approval of Irish Eyes. Mr. Shock seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

03-23.6 Clarkshaw Crossing, Section 6 – Liberty Twp. - 38 lots / 12.633 acres

Conditions

Applicant: M/I Homes / **Engineer:** EMH & T
Subdivision Type: Single Family Residential
Location: West of Grayfoal Rd., east of Sawmill Parkway
Zoned: POD-18 / **Preliminary Approval:** 01/26/23
Utilities: Del-Co Water, central sanitary sewer / **School District:** Olentangy





Staff Comments

Clarkshaw Crossing, Section 6, is a residential subdivision with 38 buildable lots and one open space lot, located west of Grayfoal Rd., east of Sawmill Parkway. 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 6** to the DCRPC.

Commission / Public Comments

Mr. Merrell made a motion for Final Approval of Clarkshaw Crossing, Section 6. Mr. Shock seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

ZONING MAP/TEXT AMENDMENTS

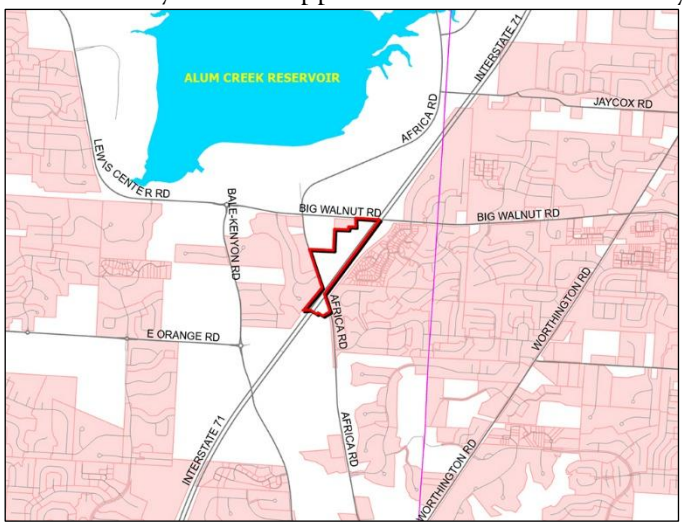
20-26 ZON Addison Properties – Orange Twp. – 35.7 acres – FR-1 to PUD (Creekside Glen)

Request

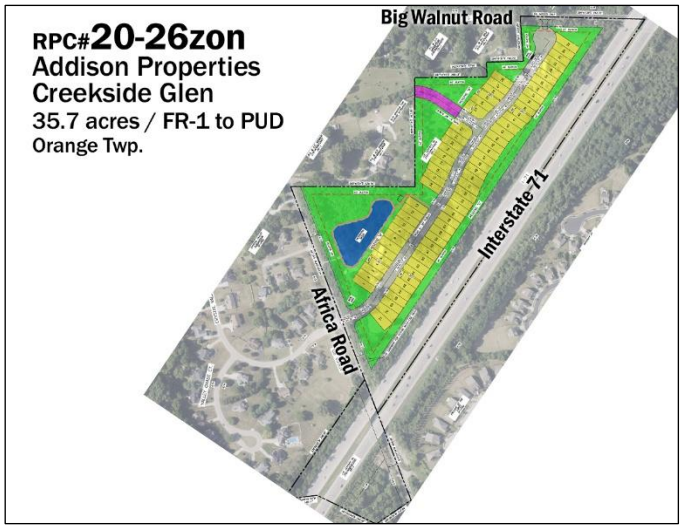
The applicant, Addison Properties, is requesting a 35.7-acre rezoning from FR-1 to PUD for the development of Creekside Glen, a 71-lot single-family development.

Conditions

Location: East side of Africa Rd., northwest of I-71
Current Land Owner: John Leppert Trustee
Current Zoning: Farm Residence District (FR-1) / **Proposed Zoning**: Planned Unit Development (PUD)
Current Use(s): single-family residence / **Proposed Use(s)**: Single-family development
Number of units proposed: 71
Surrounding Uses: single-family homes on lots over 1.25 acres with a subdivision of 0.5-acre lots farther west
School District: Olentangy / **Utilities Available**: Del-Co Water and central sanitary sewer
Critical Resources: 1.5-acre pond that outlets under Africa Rd. / **Soils**: CaB, CaC2, CnA
Traffic Study: DCEO approved a Traffic Access Study on October 15th, 2026









Introduction
The Creekside Glen subdivision proposes 71 single-family lots, which are generally 4,800 square feet in size (40 ft. wide x 120 ft. deep) and have front-load garages. The development will be constructed in a single phase, with a single access point to Africa Road, emergency access to Big Walnut Road and dedicated right-of-way to allow for a future connection to the west. Reserve areas include 10.3-acres of open space that will include a stormwater pond, greenspace, mail kiosk, pavilion, tot-lot and walking path. Sidewalks are also proposed on both sides of the internal streets.

The request is to utilize the Planned Unit Development (PUD) district, part of the relatively new Orange Township Zoning Resolution. The PUD district is established to provide flexibility for unique projects that promote the goals of the Comprehensive Plan, but that cannot be accomplished under a base zoning district. In addition, it is intended to foster orderly development that may incorporate a mixture of residential, commercial, and industrial uses at varying densities.

Comprehensive Plan
Orange Township's 2021 Comprehensive Plan includes this site in Subarea 11, which recommends single-family residential uses with a maximum density of two (2) units per acre with centralized sanitary sewer. The proposed density is 1.99 du/gross. The highway easement for I-71 makes up 7.312 acres of 30.4- acre parcel and 1.068-acres within Africa Road (resulting in 22.017 net acres). The Resolution uses gross density and is silent regarding easements that cannot be used for development.

Issues

Traffic and access: A single access point to Africa Road and an emergency access drive at Big Walnut Road. The DCEO also approved a Traffic Access Study on October 15th, 2026.

Drainage: Stormwater infrastructure is proposed, which will be treated by the proposed on-site retention pond, and then drain under Africa Road to a stormwater drainage easement in the Crystal Valley subdivision across the street. The DCEO letter notes that a detailed storm water management report will be required during the engineering and development phase. An adequate outlet needs to be identified, and offsite drainage easements and improvements might be required.

Signage: One entry sign is proposed, and an excessive number of other sign types were included in the submittal. A basic entry sign example image was submitted, but did not include dimensions. It is unclear what the intention is, but the "community identity" sign is more desirable than the sample sign showing "Creekside Glen."

Lighting: Street lights are proposed; however, a lighting plan was not provided.

Sanitary Treatment: The site will be served by County public sanitary sewer with a letter provided.

Open Space / Health: The code requires 30% open space (9.12-acres) and the proposal indicates 10 acres, or 33%. The open space indicated is distributed throughout the site, except for the larger area around the retention basin.

As noted, sidewalks are proposed on both sides of the streets. Other than the sidewalks, the proposal shows no other recreational opportunities or paths except one path located along the edge of the retention pond. There are no existing paths along Africa Road or Big Walnut Road to connect to at this time.

Divergences
No divergences have been requested.

Platting
As a Planned district, the Subdivision Regulations require a subdivision plat to create the lots, the easements, and the dedication of the road right-of-way.

Staff Recommendations
Staff recommends **Conditional Approval** of the rezoning request by Addison Properties from FR-1 to PUD to the DCRPC, Orange Twp. Zoning Commission and Orange Twp. Trustees, subject to the following:

1. *Provide additional pedestrian facilities and clearly identify where the proposed walking path will be located. Indicate the dimensions and material that it will be constructed with and who will own and maintain it;*
2. *If the township determines that street lighting is required, submit a Lighting Plan as required in Sec. 10.01(C(2)) of the Orange Township Zoning Resolution; and*
3. *Submit a signage plan for the entry sign as required in Sec. 10.01(C(5)) of the Zoning Resolution (also see Sec. 22.07.A) and provide sign surface area, height, setbacks, etc.*

Commission / Public Comments
Mr. Mike Medvedkov, Addison Properties, was present to answer questions from the Commission. He stated that the HOA would maintain all paths.

Ms. Holt noted that the proposal minimally meets the PUD and Comprehensive Plan standards that is going to result in some pretty undesirable lots right against I-71. She asked that the applicant improve the layout at platting.

Mr. Matlack made a motion to recommend Conditional Approval of the rezoning request by Addison Properties, subject to staff recommendations. Mr. Price seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Orange Twp.). Motion carried.

26-26 ZON Genoa Twp. Zoning Commission – Zoning Resolution amendments

Request
The Genoa Township Trustees initiated a number of changes to their Zoning Resolution.

Summary
- Section 104.03 – Language added to make it clear that in areas where a legal approval (ex: Development Plan) is silent on a matter, the Zoning Resolution still controls. Zoning is already administered in such way, but this will officially codify it.
    - Example: The current Zoning Resolution contains provisions for portable storage units. Development plans from before the time that provision was incorporated do not have that language. This additional text prevents an argument from being made that, since that development plan does not contain that language or any language binding it to any future iterations of the Zoning Resolution, the provisions for Portable Storage Units do not apply to that plan.
- Section 603.11 & 803.11 – Restricts the 2-foot driveway setback to Residential Type Uses; the measurement is taken from the intersection of the centerlines as opposed to the contiguous right-of-way, and restricts the provision to public streets only.
- Section 903.06 – Language added to help further deter and prevent the placement of driveways too close to intersections within future PRDs. Section 905.03 also clarified this.
- Section 117.01.L does not exist and will be deleted as part of the re-working of Section 117 during the 2025-2026 Omnibus Amendment.
- Section 2102.04 – Adding new "downward facing lighting" language regarding light fixtures being placed atop entry features, which is already included elsewhere in the Zoning Resolution.
- Section 2405.01 – Adds language that exempts units otherwise legally placed on property for a period of three or fewer days from having to obtain a zoning permit. This is a resident-friendly provision and prevents individuals who may be using such units while moving into a new home (especially over the weekend) from having to obtain a permit.
- Appendix, History of Genoa Township Zoning & Planning – Deletes this entire section.; and
- Other minor amendments and corrections.

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

Commission / Public Comments
Ms. Holt made a motion to recommend Approval of the text amendments to the Genoa Township Zoning Resolution. Mr. Shock seconded the motion. VOTE: Majority For, 0 Opposed, 2 Abstained (Brown and Genoa Twp.'s). Motion carried.

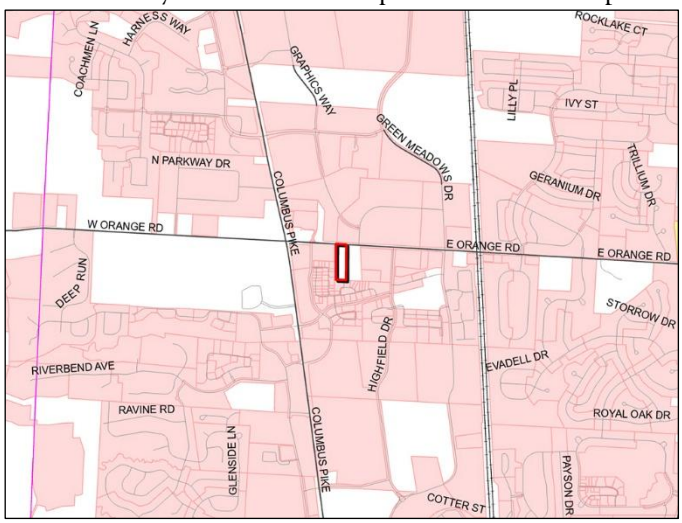
27-26 ZON Palachandra Chickadadi Ganesh – Orange Twp. – 3.35 acres – FR-1 to C-2

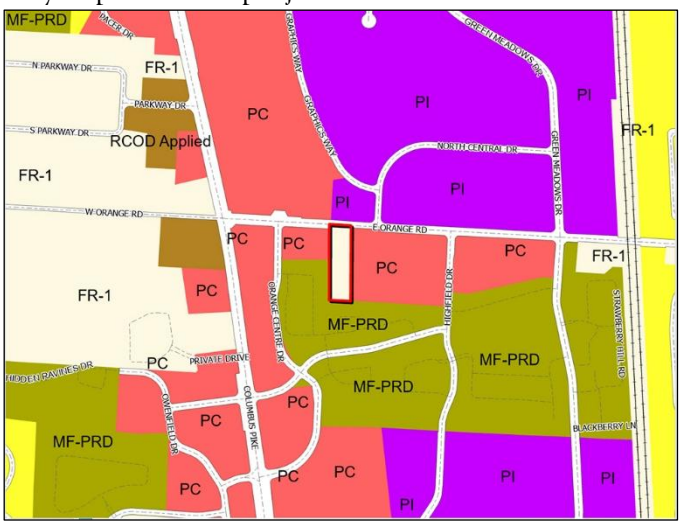
Request

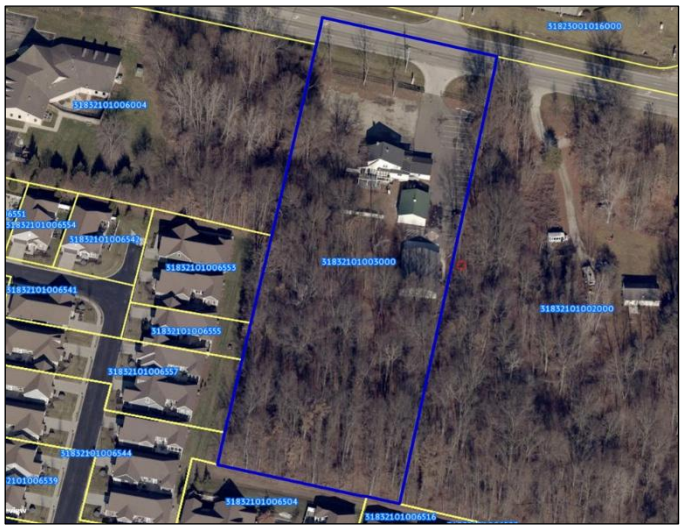
The applicant, Palachandra Chickadadi Ganesh, is requesting a 3.35-acre rezoning from FR-1 to C-2 to accommodate a place of worship and its associated site improvements.

Conditions

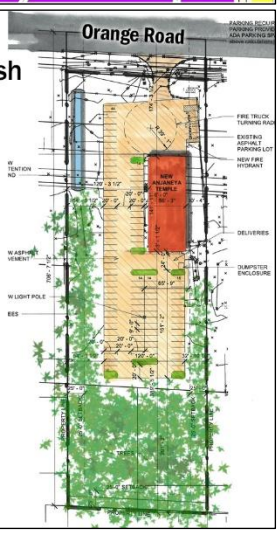
Location: 350 East Orange Rd., Lewis Center
Current Land Owner: Palachandra Chickadadi Ganesh
Current Zoning: Farm Residential (FR-1) / **Proposed Zoning**: Neighborhood Commercial (C-2)
Current Use(s): Place of worship / **Proposed Use(s)**: Place of worship
Surrounding Uses: single-family home to the east, commercial to the north and west, condos to the south.
School District: Olentangy / **Utilities Available**: Del-Co Water and central sanitary sewer
Critical Resources: none / **Soils**: BoA, PwA
Traffic Study: The DCEO requires a Traffic Impact Study as part of this project.







RPC#**27-26zon**
Palachandra Chickadadi Ganesh
Anjaneya Temple
3.35 acres / FR-1 to C-2
Orange Twp.



Introduction

The religious use has been operating under a Conditional Use in the FR-1 district, but with proposed expansion

the applicant wishes to rezone to the C-2 district so that it is a permitted use. A religious use is permitted in the C-2 district, and it appears all zoning requirements can be met with the site plan submitted. Additionally, the C-2 district is a straight zoning district, so a site plan technically is not required. If successfully rezoned to the C-2 district, other permitted uses may include the following: antique shop, art studio, veterinarian, community center, day care, small grocery, as well as other small commercial operations.

Comprehensive Plan
Orange Township's 2018 Comprehensive Plan includes this site in Sub Area 5, which recommends planned commercial and office as in-fill development to all existing commercial zoning along the Orange Road corridor. While the request is not for a planned district, the C-2 zoning appears to be appropriate for the area as the permitted uses in the C-2 district are not intense, and are intended to serve the community.

Issues
While a site plan is not required, Staff provides the following comments related to the plan submitted as this is an existing use and is expected to expand.

Traffic and access: A single access point is shown on E. Orange Rd. The County Engineer's Office stated that access to/from E. Orange Rd. will be restricted to right in/out only.

Drainage: Drainage will be reviewed by DCEO during preliminary engineering. A zoning permit must also be approved to allow for any improvements to the site.

Staff notes that the Courtyards at Hidden Ravines condominium to the west and south includes a 40-foot-wide drainage and utility easement along the border of this site.

Staff Recommendations
Staff recommends **Conditional Approval** of the rezoning request by Palachandra Chickadadi Ganesh from FR-1 to C-2 to the DCRPC, Orange Twp. Zoning Commission and Orange Twp. Trustees, *subject to:*

1. *Update the minimum side-yard setback to 100' when abutting a residential district, with 25' elsewhere. Minimum rear setback is 100 feet where abutting a residential district, which is the entire rear setback area; (The Courtyards at Hidden Ravines condos are adjacent to the southwest and south);*
2. *Indicate building height on site plan (35' max);*
3. *Provide a multi-use path along the frontage; there is an existing path that extends west of Green Meadows Dr. and Highfield Dr., and a crosswalk just east of this property; and*
4. *Provide an open space calculation to ensure the minimum pervious surface of 25% is met.*

Commission / Public Comments
Ms. Holt made a motion to recommend Conditional Approval of the rezoning request by Palachandra Chickadadi Ganesh, subject to staff recommendations. Mr. Shock seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Orange Twp.). Motion carried.

28-26 ZON Troy Twp. Zoning Commission – Zoning Resolution amendments

Request
The Troy Township Zoning Commission initiated a number of changes to their Zoning Resolution.

Summary
- Section 5.06 – Additional language that describes requirements for fire protection, emergency access, and references the Ohio Fire Code and Ohio Building Code.
- Section 8.03(O) - Change Accessory Dwelling Unit (ADU) from a Conditional Use to Permitted use in the FR-1 district and no longer require an architectural rendering, floor plan, and landscape plan to be approved by the BZA. However, the ADU must still maintain the look and feel of the original structure. Staff assumes this review and judgement will be the responsibility of the Zoning Inspector.
- Other minor amendments.

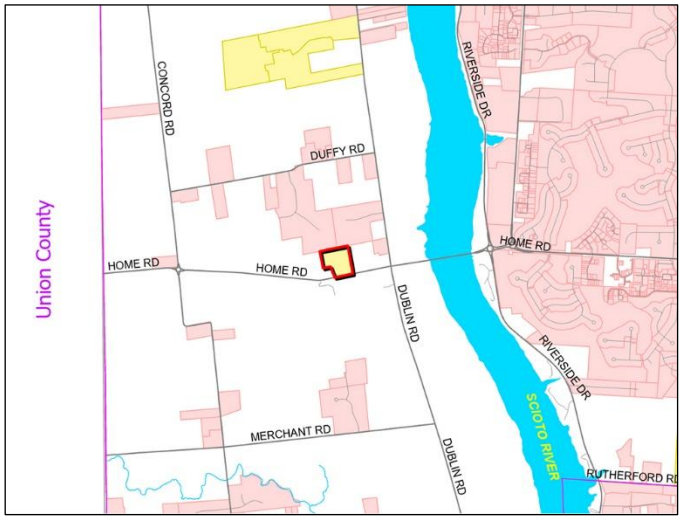
Staff Recommendation
Staff recommends **Approval** of the text amendments to the Troy Township Zoning Resolution, to the DCRPC, Troy Twp. Zoning Commission and Troy Twp. Trustees.

Commission / Public Comments
Mr. Manley made a motion to recommend Approval of the text amendments to the Troy Township Zoning Resolution. Mr. Merrell seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Troy Twp.). Motion carried.

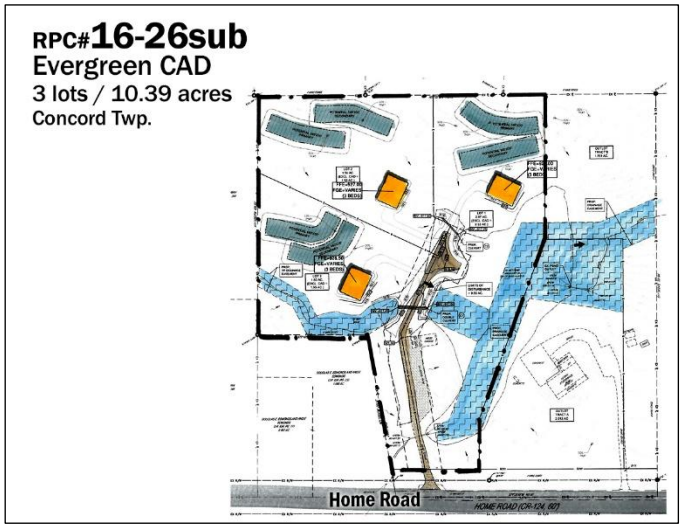
SUBDIVISION PROJECTS

Preliminary
16-26 Evergreen CAD – Concord Twp. - 3 lots / 10.39 acres

Conditions
Applicant: Evergreen Strategic Ventures LLC. / **Consultant:** Plan 4 Land
Subdivision Type: Single-Family Residential, Common Access Driveway
Location: North side of Home Rd., west of Dublin Rd.
Current Land Use: Residential / **Zoned:** Farm Residential (FR-1)
Utilities: Del-Co water and private on-lot treatment / **School District:** Buckeye Valley







Staff Comments

Evergreen CAD will be located on the north side of Home Road, west of Dublin Rd. This is a three-lot CAD subdivision with lots ranging from 1.56-2.67-acres in size, and will be utilizing an existing driveway as the location for a widened CAD. The area to be developed is currently made up of two parcels, with two lots proposed to be split from the eastern parcel via a No Plat Approval (NPA) lot split prior to this CAD being recorded. There is a pond/wetland on site that will require a crossing to provide access to all lots, which must be reviewed and approved prior to final plat approval. A drainage easement will be created with the recording of this subdivision, which covers most of the pond; this drainage easement will also be included with the lots to be split to the east, but recorded separate from the lot split.

A technical review was held on October 20, 2026, after which the applicant has addressed all the required changes.

Staff Recommendation

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

Commission / Public Comments

Mr. Shock made a motion for Preliminary Approval of Evergreen CAD. Ms. Holt seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Concord Twp.). Motion carried.

OTHER BUSINESS

- 2027 Budget – 1st review

The proposed budget includes:

1.) Projected revenues are conservative at $588,111, including development fees at $225,000 and OPWC administrative fees of $30,000, as well as some minor contract fees;
2.) Salaries: 3.5% increase, no change in staffing;
3.) Health Insurance rates were provided by the County Administrator and include rates for 4 employee plans at $144,000;
4.) Materials and supplies are conservative estimates. Estimate $5,000 for the Director's laptop, if necessary. There are no significant expenses anticipated for 2027;
5.) Services and Charges include the ongoing Trakit software maintenance, ArcGIS maintenance paid to the Co. Auditor, and rent/utilities;
6.) Membership dues ($296,391) were calculated with an unchanged 75¢ per capita; and
7.) Projected carry forward to 2028 is $878,718.

The Commission was asked to review the draft 2027 Budget and reach out to Mr. Sanders or Mr. Shafer with any questions or concerns. The Commission will vote on the budget at the November 19th meeting.

- Draft 2027 DCRPC Meeting schedule

All monthly meetings are proposed for the last Thursday of each month except for November and December (due to the holidays).

The Commission was asked to review the proposed meeting schedules for 2027. The Commission will adopt the meeting schedule at the November 19th RPC meeting.

Having no further business, Mr. Shock made a motion to adjourn the meeting at 6:23 p.m. Mr. Matlack seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, November 19, 2026, 6:00 PM at the Byxbe Campus Conference Room, 1610 State Route 521, Delaware, Ohio 43015.

Robin Duffee, Vice-Chairman ***Stephanie Matlack, Executive Administrative Assistant***