



Delaware County Regional Planning Commission

109 N. Sandusky Street, Delaware, Ohio, 43015
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www.dcrpc.org

Scott B. Sanders, AICP, *Interim Executive Director*

MINUTES

Thursday, October 26, 2006 at 7:00 PM
Delaware Hayes Services Building,
140 N. Sandusky Street, Room G 35, Delaware, Ohio 43015

I. ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of September 28, 2006 RPC Minutes
- Executive Committee Minutes of October 20, 2006
- Statement of Policy

II. POLICY / EDUCATION DISCUSSION

- Consideration for approval of Resolution #01-06 2007 Subdivision Regulations

III. VARIANCES

14-05.V Olentangy Crossings South – Orange Twp. – requesting CAD access from a private road

IV. PUBLIC CONSTRUCTION PROJECTS *(none)*

V. ZONING MAP/TEXT AMENDMENTS

53-06 ZON Wedgewood Office Park LLC – Liberty Twp. – 6.485 acres – development plan approval
 54-06.A ZON Scioto Twp. Zoning Commission – text amendments (19 substantive amendments)
 54-06.B ZON Scioto Twp. Zoning Commission – text amendments (minor grammar, typo. amendments)
 36-06 ZON Siemer Land LLC, c/o Robert Weiler Co. – Kingston Twp. - 605.76 acres from FR-1 to PRD

VI. SUBDIVISION PROJECTS

Preliminary

		Township	Lots/Acres
21-06.2.A/B	Woodland Hall, Section 2, Phases A & B	Liberty	35 lots / 53.44 acres

Preliminary/Final *(none)*

Final

13-05.2	The Oaks, Section 2	Concord	08 lots / 07.00 acres
07-04.7	T Olentangy Crossings, Section 7	Orange	04 lots / 41.05 acres
10-05	Lake Shore	Orange	41 lots / 31.15 acres
09-02.6	Glen Oak, Section 6	Orange	28 lots / 21.10 acres

T=TABLED, W=WITHDRAWN

VII. EXTENSIONS

26-04	Fairways at Blue Church	Kingston	243 lots / 605 acres
09-02.9	Glen Oak, Section 9	Orange	07 lots / 03.18 acres

VIII. OTHER BUSINESS

- Consideration for Approval of Expenditure: Loveland & Brosius \$1,696.35
- Consideration for Approval: Mileage reimbursement

IX. RPC STAFF AND MEMBER NEWS

I. ADMINISTRATIVE BUSINESS

▪ **Call to Order**

Chairwoman Foust called the meeting to order at 7:15 p.m.

▪ **Roll Call**

Representatives: Paul Snajd, Rick Sedlacek, Fred Fowler, Glen Evans, Kris Jordan, Steve Burke, Gary Gunderman, Leslie Warthman, Bob Talbott, Holly Foust, Charles Heimlich, Dick Gladman, Larry Crile, Marvin Miller, Lloyd Shoaf, Tom Brown, Scott Love, Bonnie Newland, Mike Dattilo, and Larry Starling.
Alternates: Gary Spanner, Pat Blayney and Charles Sheets. *Arrived after roll call:* Jim Ward (R).

▪ **Approval of the September 28, 2006 RPC Minutes**

Mr. Miller made a motion to approve the minutes from the September RPC meeting. Mr. Blayney seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

▪ **October 20, 2006 Executive Committee Minutes**

1. Call to order

Chairwoman Foust called the meeting to order at 8:30 a.m. Present: Holly Foust, Dick Gladman, Jim Ward, Lloyd Shoaf. Steve Burke was absent. Staff present: Scott Sanders and Stephanie Matlack.

2. Approval of Executive Committee Minutes of September 20, 2006

Mr. Gladman made a motion to approve the minutes from the last meeting. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

3. Old Business

a. Contract updates –

- 1.) Etna Twp., Licking Co. – Mr. Sanders explained that he was contacted by Etna Twp. to prepare a Comprehensive Plan. The Committee agreed that with the reduction in staff and the work load of the GIS staff in getting the RPC GIS information up to date, to refrain from new out-of-County assistance at this time.
- 2.) Ostrander – preliminary discussions with Mr. Deel regarding interest in a Comprehensive Plan.

4. New Business

a. Financial / Activity Reports for September 2006

REGIONAL PLANNING RECEIPTS		SEPTEMBER	YTD TOTAL
General Fees (Lot Split)	(4201)	\$205.00	\$16,135.00
Fees A (Site Review)	(4202)	\$100.00	\$1,200.00
Insp. Fees (Lot Line Transfer)	(4203)	\$40.00	\$760.00
Membership Fees	(4204)		\$231,245.96
Planning Surcharge (Twp. Plan. Assist.)	(4205)	\$481.85	\$16,069.36
Assoc. Membership	(4206)		\$3,000.00
General Sales	(4220)	\$75.80	\$1,380.07
Charges for Serv. A (Prel. Appl.)	(4230)	\$14,946.95	\$90,782.14
Charges for Serv. B (Final. Appl.)	(4231)	\$15,704.75	\$128,722.87
Charges for Serv. C (Ext. Fee)	(4232)		\$3,300.00
Charges for Serv. D (Table Fee)	(4233)	\$600.00	\$5,200.00
Charges for Serv. E (Appeal/Var.)	(4234)	\$300.00	\$2,100.00

OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$850.00	\$32,300.00
Soil & Water Fees	(4243)	\$431.00	\$2,918.00
MISCELLANEOUS REVENUE			
Other Reimbursements	(4720)		\$15.00
Other Reimbursements A	(4721)	\$1.60	\$3,854.19
Other Misc. Revenue (GIS maps)	(4730)	\$31.00	\$2,373.76
Misc. Non Revenue Receipts	(4733)		
TOTAL RECEIPTS		\$33,767.95	\$541,356.35

Balance after receipts	\$232,222.19
Expenditures	- \$ 44,219.02
End of September balance	\$188,003.17

Mr. Ward made a motion to approve the financial reports as presented. Mr. Shoaf seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- b. October RPC Preliminary Agenda – includes the vote on the Subdivision Regulations, 1 variance, 4 rezoning/text amendments, 1 preliminary, 4 final and 2 extension requests.
- c. Consideration for recommendation of approval: Loveland & Brosius \$1,696.35
Mr. Shoaf made a motion to recommend approval of the legal fee expenditure of \$1,696.35. Mr. Ward seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.
- d. Consideration for recommendation of approval: Mileage reimbursement – Mrs. Matlack explained the CCAO reported that the IRS has set new business reimbursement rates for mileage at 44.5 cents per mile for 2006. Delaware County Commissioners currently reimburse 40 cents per mile. In order for the auditor’s office to process a different amount, they need a motion from the full Commission. She also explained that they have been invoicing contract work at 45 cents per mile throughout 2006.

Mr. Shoaf made a motion to recommend approval of mileage reimbursement at 45 cents per mile. Mrs. Foust seconded the motion. VOTE: Majority For, 1 Opposed (Mr. Ward). Motion carried.

- e. Budget review – Chairwoman Foust discussed the Director position. She asked the Committee their thoughts on appointing Mr. Sanders Executive Director. Mr. Gladman stated that he was in favor. He feels the RPC staff should focus on County needs and not so much out of County assistance. Chairwoman Foust asked if Mr. Sanders would like to take on the permanent Director position. Mr. Sanders responded in the affirmative. Chairwoman Foust suggested the pay for the Executive Director be increased (January 1, 2007) to the Director Skill level 3 at \$70,291/year. During the budget discussions, some minor changes to the estimated 2007 expenditures were made. Chairwoman Foust explained that Mrs. Matlack would make the discussed changes and prepare revised budgets for review at the November 22nd Executive Committee meeting. The estimated carry forward to 2007 is \$101,620 and 2008 is \$128,400.

Chairwoman Foust suggested incorporating into the fee schedule a fee for the development plan reviews performed by RPC staff. She explained that the review does not require a vote of the full Commission. The review is intended to get a professional planners’ opinion on a development plan amendment that is proposed on an already zoned piece of property. Mr. Shoaf agreed that an RPC review is a good idea. Mr. Sanders stated that he would prefer the development plan amendment reviews not be placed on the monthly RPC meetings as to not restrict the reviews to once a month. Mr. Shoaf agreed that the RPC should be paid for their professional review. Mr. Sanders stated that the Conservation Subdivision plans are reviewed this way already. Chairwoman Foust said that a maximum review time should also be set.

The Committee asked that staff keep track of hours of time spent on development plan amendment and conservation subdivision review over the next few months and report back to the Committee for further discussion.

6. **Other Business** (none)
7. **Personnel** (none)
8. **Adjourn** – *Mr. Shoaf made a motion to adjourn the meeting at 10:40 a.m. Mr. Ward seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.*

The next regular Executive Committee meeting will be Wednesday, November 22, 2006 at 8:30 a.m. at 109 North Sandusky Street, 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 speak, at which time the chair will allow questions from the members of 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.

II. POLICY / EDUCATION DISCUSSION

- **Consideration for approval of Resolution #01-06 2007 Subdivision Regulations**

There were no comments or questions from the public.

Mr. Miller made a motion to approve Resolution #01-06 2007 Subdivision Regulations. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

RESOLUTION NO. 01-06

RESOLUTION ADOPTING THE 2007 SUBDIVISION REGULATIONS OF DELAWARE COUNTY, OHIO PURSUANT TO THE OHIO REVISED CODE SECTIONS 711.10 and 711.133

WHEREAS, The Delaware County Regional Planning Commission (hereinafter the “Commission”) originally adopted Subdivision Regulations of Delaware County, Ohio on March 16, 1967 and subsequently amended those regulations on July 27, 1986, October 24, 1991, April 1, 1992, May 27, 1992, November 22, 1996, and July 23, 1998; and

WHEREAS, pursuant Ohio Revised Code Section 711.10 the Commission has authority to adopt general rules, of uniform application, governing plats and subdivisions of land falling within its jurisdiction, to secure and provide for the proper arrangement of streets or other highways in relation to existing or planned streets or highways or to the county or regional plan, for adequate and convenient open spaces for

traffic, utilities, access of firefighting apparatus, recreation, light, and air, and for the avoidance of congestion of population. The rules may provide for their modification by the Commission in specific cases where unusual topographical and other exceptional conditions require the modification. In addition, the rules may require the board of health to review and comment on a plat before the Commission acts upon it and also may require proof of compliance with any applicable zoning resolutions, and with household sewage treatment rules adopted under Section 3718.02 of the Revised Code, as a basis for approval of a plat; and

WHEREAS, the Commission has determined to amend the 1997 Subdivision Regulations by adopting the 2007 Subdivision Regulations of Delaware County, Ohio, (hereinafter the “Regulations”) in the form attached hereto; and

WHEREAS, the Commission has determined the Regulations be in the best interest of the citizens of Delaware County, Ohio.

NOW THEREFORE, upon introduction and motion of Mr. Miller, seconded by Mrs. Warthman, BE IT RESOLVED BY THE DELAWARE COUNTY REGIONAL PLANNING COMMISSION THAT:

Section 1. The 2007 Subdivision Regulations of Delaware County, Ohio, are hereby adopted. A copy of the Regulations is attached hereto and incorporated herein and made part of this Resolution.

Section 2. Pursuant to Ohio Revised Code Section 711.132, the 2007 Subdivision Regulations of Delaware County, Ohio shall be effective upon approval and adoption by the Delaware County Commissioners, no sooner than January 1, 2007.

Section 3. Upon approval and adoption of the 2007 Subdivision Regulations of Delaware County, Ohio by the Delaware County Commissioners, the Commission hereby authorizes the Chairperson of the Commission to certify a copy of the same to the Recorder of Delaware County, Ohio.

Section 4. It is found and determined that all formal actions of this Commission concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Commission, and that all deliberations of the Commission and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 5. This Resolution shall be in full force and effect immediately upon its adoption.

III. VARIANCES

14-05.V Olentangy Crossings South – Orange Twp. – requesting CAD access from a private road

Applicant: Planned Communities, Inc.

Location: North of Home Road, west of US-23, Orange Township

I. Request

The applicant requests a variance from Section 306.02 of the Subdivision Regulation, which requires that a Common Access Driveway (CAD) shall connect directly onto a public roadway. The applicant seeks to have the CAD access a private street network.

II. Facts

1. The Delaware County Subdivision Regulations specify in section 306.02 that a CAD shall connect directly onto a public roadway.
2. The proposed CAD extends from Fall Brook Trail (a proposed private street) to the north to access four lots at approximately 3 acres each.
3. The applicant received preliminary approval for Olentangy Crossings South on May 26, 2005 with an extension granted on April 27, 2006. At the time of application, the RPC was considering changes to CAD regulations that would allow for CAD to access private streets. To date, these regulations have not been changed.
4. Olentangy Crossings South is a 43-lot development with 41 residential lots and 2 commercial lots. This development connects with Olentangy Crossings, Section 5, to the north via Old Ironside Lane. The commercial lots will be accessed via Point Bluff Drive onto US-23. The lots are zoned Single-Family Planned Residential District (SFPRD), Planned Commercial (PC) and Farm Residential (FR-1) per Orange Township's zoning.

III. Criteria for a Variance

The burden is on the applicant to demonstrate in writing, each of the following:

1. The granting of this variance request shall not be detrimental to the public health, safety and welfare and not injurious to other property.

Staff finding: The request would not be a detriment to the public health, safety and welfare of the Township or those within the vicinity of this parcel.

2. The conditions, upon which this variance request is based, are unique to the property for which this variance is sought.

Staff finding: When initially proposing a CAD for this site, the applicant was taking into consideration the proposed CAD standards, which would allow for CAD access onto a private street.

3. Due to the physical surroundings, shape, or characteristic of the property, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the Delaware County Subdivision Regulations were carried out.

Staff finding: Access to these four lots via a CAD respects the existing wetlands/ponds on the site.

4. The granting of this variance will not vary the provisions of the applicable zoning regulations, comprehensive plans, or other existing development guidelines and regulations, nor shall it otherwise

impair the intent and purpose of these regulations, or the desirable development of the neighborhood and community.

Staff finding: The granting of this variance will not vary any zoning regulations; all current setbacks will be met and will align with the Orange Township Comprehensive Plan.

IV. Staff Recommendations

Staff recommends *Approval* of this CAD to access a private street for Planned Communities to the RPC.

Commission / Public Comments

Mr. Randy VanTilburg of Floyd Browne was present to represent the applicant.

Mr. Blayney made a motion to approve the CAD variance request for Planned Communities. Mr. Miller seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

IV. PUBLIC CONSTRUCTION PROJECTS

V. ZONING MAP/TEXT AMENDMENTS

53-06 ZON Wedgewood Office Park LLC – Liberty Twp. – 6.485 acres – development plan approval

Location: Southwest corner of Sawmill Road and Attucks Drive

I. Conditions

Present Zoning: Planned Commercial District

Present Use: Vacant

Proposed Use: Five office buildings totaling 63,984 square feet

Proposed Density: N/A

School District: Olentangy Local School District

Utilities Available: Del-Co Water, public sanitary sewer

Critical Resources: None

Soils: GwB Glynwood Silt Loam, 2 to 6 percent slopes

BoA Blount Silt Loam, 0 to 2 percent slopes

II. Preliminary & Final Development Plan

The subject parcel was zoned Planned Commercial District as Sub area 8 under the larger development known as Wedgewood Commerce Center and currently allows for retail use. The applicant seeks to instead develop this parcel as an office use with 63,984 square feet of office space as Wedgewood Office Park.

The site consists of 6.485 acres with a proposed 63,984 square feet of coverage by structures and 119,112 square feet of impervious surface areas such as parking lots and drives. The proposed Wedgewood Office Park will contain five buildings, with four of those containing 13,330 square feet of gross floor area and the fifth containing 10,664 square feet.

The applicant is seeking approval from Liberty Township in order to proceed and plat the site with the Delaware County Regional Planning Commission. Liberty Township allows the applicant to submit a preliminary and final development plan acceptable to the Township and in accordance with the development plan standards in Section 14.08 for final approval and subsequent platting by the RPC. The applicant has submitted a modified Preliminary Plan and Final Development Plan for approval.

III. Required PC Design Standards (Section 14.04)

RPC staff reviewed the applicant's proposed Planned Commercial development plan. The following comments are provided with regard to Liberty Township's Zoning Resolution's *Section 14.04 – Required PC Design Standards*:

#1 Access – Requires frontage on or direct access to one or more dedicated and improved public arterial roads as shown on the Delaware County Thoroughfare Plan, or to an access road that runs parallel to an arterial road.

RPC Staff Comment: The proposed development does provide frontage and access to both Sawmill Road to the east and Attucks Drive to the north. There may be potential for connection to the site directly to the west, which currently contains a Drug Mart, a retail use. This provides for connectivity and alleviates turning movements on Sawmill Parkway, Sawmill Road and Attucks Drive.

#2 - #5 - Maximum commercial ground coverage, Minimum open space, Centralized water and sewer service, Floodplain...

RPC Staff Comment: The proposed development meets maximum commercial ground coverage and minimum open space standards.

Letters are included for water and sanitary sewer feasibility. Water service is to be provided by Del-Co Water Co. Public sanitary sewer service is to be provided by Delaware County. There is a sanitary sewer line that is south of the subject parcel and has the capacity to accept the flows from the proposed development.

This site is not located in the floodway or floodplain.

#6 Walkways and street trees

RPC Staff Comment: Pedestrian/non-motorized access is detailed on the proposed site internally, however, connections externally to Sawmill Road, Attucks Drive or to the adjacent Drug Mart and apartment complex sites are not provided.

#7 Setbacks – Divergence requested

RPC Staff Comment: The applicant is seeking a divergence from the side yard setback standard on the northern property line. At the time of approval of the Wedgewood Commerce Center, Attucks Drive had not yet been constructed, planned or engineered. The construction of Attucks Drive encroached onto the northwest corner of the subject parcel. As part of the final plat for this development, the owner will dedicate this easement to the County as right-of-way. However, due to the encroachment, the applicant is requesting a minimum pavement setback of 16.6 feet from the right-of-way along Attucks Drive in the northwest corner of

the site.

While it is less than the 30-foot minimum required, RPC does not find that this divergence impairs the general safety and welfare of the Township or surrounding parcels.

#8 - #11 - Pavement width and street cross section, Underground utilities, Minimum lot width at the building line, Minimum side yards

No Staff Comments. The development meets these standards.

#12 Minimum rear yard – Divergence requested

RPC Staff Comment: The applicant is seeking a divergence from the minimum rear yard setback as approved by plan. The applicant seeks a 28-foot building and pavement setback from its western property line. The Zoning Resolution does provide for deviations as part of an approved plan.

The divergence requested for the minimum rear yard still serves to buffer the office and retail uses on the neighboring parcel. RPC staff finds no impairment to its own or neighboring parcels by granting this divergence.

#13 - #15 - Parking Setback, Buffering, Environmentally sensitive areas

RPC Staff Comment: Staff finds the proposed development meets standards for parking setback.

Additional buffering in the form of mounding along Attucks Drive, Sawmill Road and the south property line would assist in reducing headlight glare towards neighboring residential areas and passing traffic.

There are no environmentally sensitive areas on or bordering the subject parcel.

#16 - Water supply and sewage disposal - For sewage disposal, the state or county agencies with jurisdiction shall indicate feasibility of wastewater disposal systems at the time of the preliminary development plan review. For water supply, the appropriate public or private utility shall indicate feasibility of water supply at the time of the preliminary development plan review.

RPC Staff Comment: Letters are included for water and sanitary sewer feasibility. Water service is to be provided by Del-Co Water Co. Public sanitary sewer service is to be provided by Delaware County. There is a sanitary sewer line that is south of the subject parcel and has the capacity available to accept the flows from the proposed development.

#17 - Building design - Building orientation, massing, roof shape, pitch and exterior materials shall be detailed and approved as part of the final development plan.

RPC Staff Comment: The proposed building design includes facades and details appropriate to the surrounding land uses and character of the area.

#18 - Building height limits - 40 feet unless otherwise approved.

No Staff Comment.

#19 - Landscaping - All yards, front, side and rear, shall be landscaped, and all open spaces or non-residential use areas shall be landscaped and shall meet the landscaping requirements of this resolution, unless a variation from these standards is specifically approved as part of the final development plan. A landscape plan prepared by a licensed landscape architect shall show the caliper, height, numbers, name and placement of all material, and be subject to approval as part of the final development plan.

RPC Staff Comment: Staff finds the proposed landscaping plans for Wedgewood Office Park to be adequate for buffering and enhancing the vegetation of the site. Again, mounding along Attucks Drive, Sawmill Road and the southern property line would assist with improving headlight screening for residential neighbors and passing traffic.

#20 - Parking – Divergence requested - Off-street parking shall be provided at the time of construction of the main structure or building, with adequate provisions for ingress and egress according to the final development plan. In preparing and approving the parking plan, the parking provisions Article XXI of this Resolution shall be incorporated, or a divergence requested and be subject to approval as part of the final development plan.

RPC Staff Comment: The Township Zoning Resolution calculates 1 space per 400 square feet of floor area, plus 1 space for each employee. The Wedgewood Commerce Center requirement calls for 1 space per 200 square feet of office space. The applicant found that calculating the number of employees under the Zoning Resolution conditions was difficult to calculate. Therefore, the applicant came closer to the Wedgewood CC requirement of 319 spaces and exceeded this requirement by 4 spaces for a total of 323. RPC staff finds this amount to be adequate to meet the needs of the Wedgewood Office Park.

#21 - Signs – Divergence Requested

RPC Staff Comment: The Wedgewood CC standards provide for a 21-foot setback from adjacent rights-of-way for ground signs. The applicant proposes a 20-foot setback, which does meet the Township's Zoning Resolution standard. RPC staff finds this divergence to not impair the safety or welfare of this site or surrounding parcels and allows for legibility to passers-by.

#22 - Lighting - All lighting shall conform to the provisions of Article XXI of this Resolution and be subject to approval as part of the final development plan.

RPC Staff Comment: RPC staff finds this in conformance with the Township's Zoning Resolution. Excessive lighting at night should be curtailed near residential areas (to the south and east).

#23 - Building size limits - Retail or mixed use buildings, containing retail uses, shall contain no more than 65,000 gross square feet of floor area under one roof.

RPC Staff Comment: Four of the five proposed buildings contain 13,330 square feet each with the fifth building containing 10,664 square feet.

#24 - Exception to retail building size limits - Retail uses permitted in Section 14.02, and NAICS code 441 (Motor Vehicle and parts dealers) with an individual commercial use that exceeds 65,000 square feet under one roof may be approved at the discretion of the township provided they have direct access to U.S. Route 23,

or access to a commercial frontage road located parallel to and within 500 feet of U.S. 23.

RPC Staff Comment: Not applicable.

#25 - Supplemental conditions and safeguards - The Zoning Commission and/or Board of Trustees may impose additional conditions relating to the development with regard to the type and extent of the public improvements to be installed; landscaping; improvements and maintenance of open space areas; and other development characteristics.

RPC Staff Comment: As noted in #1 above, additional connectivity may be provided to the site to the west, currently a Drug Mart retail use. Also, additional internal landscaping, including outdoor spaces/areas, and pedestrian/non-motorized connectivity may enhance the value, character and appearance of this development for those who work at and those who visit the site.

IV. Conformance with the Liberty Township Comprehensive Plan

The Liberty Township Comprehensive Plan, adopted March 2006, designates the subject parcel as Planned Commercial and Office. The proposed development is in line with the character of the area and surrounding parcels.

V. Required Findings from PC Approval (Section 14.05)

The Zoning Commission and Trustees may approve an application requesting that property be included in the PC zoning district, provided they find that the proposed use complies with all of the following requirements:

1. That the proposed development is consistent in all aspects with the purpose, criteria, intent, and standards of this Zoning Resolution.

Staff Finding: The proposed Wedgewood Office Park development is generally consistent with the Zoning Resolution and the Preliminary Development Plan with an exception being the applicant's proposed uses.

The applicant has requested a change from retail use to office use; however, the applicant has included retail-type uses in their proposed uses including NAICS categories 6244 (child care) and 8121 (personal services - i.e., hair, nail, etc.). It is recommended that the applicant remove these categories as they are not in accordance with an office use.

2. That the proposed development is in conformity with the comprehensive plan as adopted or concurrently amended or portion thereof as it may apply.

Staff Finding: The proposed development is in accordance with Liberty Township's Comprehensive Plan. The subject parcel is designated Planned Commercial and Office and this proposal meets that designation envisioned for the Township.

3. That the proposed development promotes the health, safety, and general public welfare of the township and the immediate vicinity.

Staff Finding: Overall the proposed development promotes the health, safety and general public welfare of the township and the immediate vicinity.

4. That the proposed plan meets all of the design features required in this Resolution.

Staff Finding: The submitted plans for the proposed development appear to meet all of the Township's design requirements.

5. That the proposed development will be compatible in appearance with surrounding existing or proposed land uses.

Staff Finding: As a planned commercial use, the proposed development is in character with the neighboring uses, including retail to the west and multi-family residential to the south. To the north is an undeveloped but proposed retail and office development, also in character with the Wedgewood Office Park.

6. That the development promotes the efficient use of land and resources, promotes greater efficiency in providing public utility services and encouraging innovation in the planning and building of all types of development.

Staff Finding: Overall the proposed development promotes the efficient use of land and resources, efficiency in public utility services and innovation. Of note, as mentioned above, additional connectivity and pedestrian/human design features may enhance the site for on-site staff and visitors to the site. Also, the sanitary sewer service requires additional design so that it is adequately sized for the use on the site.

VI. RPC Staff Recommendation

Staff recommends **Conditional Approval** of the modified Preliminary and Final Development Plan for Wedgewood Office Park to the RPC, Liberty Township Zoning Commission, and the Liberty Township Trustees, *subject to:*

- 1) *The NAICS categories 6244 (child care) and 8121 (personal services) being removed from the proposed permitted uses, or that the applicant change their request to include those retail uses instead of presenting this as an application for a change from retail to office.*
- 2) *The divergences for setback, signage, and parking being reasonable and should be granted.*

Commission / Public Comments

Mr. Aaron Underhill with Smith & Hale was present. He stated the 2 codes (6244 and 8121) were inadvertently added and agreed to remove them.

Mr. Ward asked why there were no sidewalks. Mr. Underhill stated that there are 10 feet concrete pads that go from the parking lot to each doorway to each building. He added that there would not be much pedestrian circulation between offices.

Mr. Gunderman made a motion to recommend conditional approval of the Preliminary and Final development plan for Wedgewood Office Park, subject to staff comments. Mr. Shoaf seconded the motion. VOTE: Majority For, 1 Opposed (Mr. Ward). Motion carried.

- 54-06.A ZON Scioto Twp. Zoning Commission – text amendments (19 substantive amendments)
- 54-06.B ZON Scioto Twp. Zoning Commission – text amendments (minor grammar, typo, amendments)

Applicant: Scioto Township Zoning Commission

Request: Review proposed amendments to the Scioto Township Zoning Resolution.

I. Staff Comments

The Scioto Township Zoning Commission is proposing numerous “housekeeping” amendments to the Zoning Resolution. Request 54.06.A includes new language to replace or clarify existing text that is either incorrect or unclear. It also brings the resolution up to date and in accordance with recent Ohio legislation.

Request 54-06.B includes typographical and technical corrections. These amendments have been sent to the County Prosecutor for comments.

II. Staff Recommendation

RPC staff recommends to the RPC, Scioto Twp. Zoning Commission and Scioto Twp. Trustees that the text amendments be **Approved**.

Commission / Public Comments

Mr. Miller made a motion to recommend approval of the Scioto Twp. text amendments. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

36-06 ZON Siemer Land LLC, c/o Robert Weiler Co.–Kingston Twp. - 605.76 acres from FR-1 to PRD

Location: North of Rosecrans, east of Blue Church, south of Wilson Road, west of S.R. 61.

Siemer Land LLC is proposing a rezoning to allow a subdivision of 310 homes in a conservation-style setting with 74% open space. The subdivision will be called Pastures at Blue Church.

I. Conditions

Present Zoning: FR-1

Proposed Zoning: PRD

Present Use: Agriculture, wooded areas

Proposed Uses: 310 single-family house sites

Existing Density: 1 unit / 1.95 acres, 1.95-acre lot size

Proposed Density: 1 unit / 1.95 acres (.51 units per gross acre), 1/3-acre lot size

School District: Big Walnut Local School District

Utilities Available- Del Co Water, Sanitary sewer via Northstar land application system

Soils: BeA Bennington Silt Loam, 0-2% slope

 BeB Bennington Silt Loam, 2-4% slope

 CaB Cardington Silt Loam, 2-6% slope

 CaC2 Cardington Silt Loam, 6-12% slope

 SnA Sloan Silt Loam, 0-2% slope

 PwA Pewamo Silty Clay Loam, 0-1% slope

II. The Plan

The subject parcel is the site of an existing project (Fairways at Blue Church) which received Preliminary Subdivision approval by the RPC on April 28, 2005. The preliminary was based on the underlying FR-1 zoning with 243 lots at a 1.95-acre minimum lot size. This proposed PRD plan uses a density calculation of

1.95 dwelling units per gross acre which results in 310 lots, with a minimum lot size of 14,000 square feet (1/3 acre). The new plan shows 453.72 acres of open space (74.9%), where 50% is the required minimum amount. The township does not have a district for Conservation Subdivisions in its zoning code, so the staff used a combination of the township's PRD code and the Commission's model code when reviewing this plan.

Lots are arranged in a quasi-grid pattern and every lot, except for a few oversized corner lots, have direct access to open space. Blue Church Road will be realigned at its intersection with Wilson Road, removing the current dog-leg condition of Blue Church Road. This engineering was completed as part of the current subdivision (Fairways) under the FR-1 zoning.

Open space will be owned by a homeowners' association. The developer will provide guidelines for the location of a horse boarding facility (to also be owned by the Association and possibly leased to a management organization), with the intention of bridle trails throughout the open space. Three reserves along S.R. 61 will be set aside for potential educational or institutional uses.

Process – Kingston Township has a two-step process for PRD zoning, where the general characteristics of the development are committed during the first step, a process which is subject to referendum. A Final Development Plan will be submitted and approved before the developer starts the subdivision process. Regional Planning Commission staff can perform a review of the Final Development Plan as well, if requested by the township.

III. Preliminary Development Plan Requirements

The following are the major items required on the Preliminary Development Plan for the initial zoning (Step 1):

1. Proposed size and location of the PRD, Proposed uses, etc...

Staff comment: The proposed uses, including the horse facility, educational and institutional uses, are compatible and appropriately located. Although the township zoning code does not currently reference NAICS numbers in any of its districts, it may wish to define the potential non-residential uses by using NAICS numbers 8131 – Religious Organizations, 8134 – Civic and Social Organizations, and educational facilities. The township may wish to request further detail at this time with regard to maximum square footage and access locations for any such uses. The acreage for these uses should not be used in the calculation of open space (the remaining open space will be approximately 69%, still more than the code requires).

2. General development character...

Staff comment: Provided. Although the road network is generally acceptable and the site is somewhat flat, the layout does not seem to take the existing topography and natural drainage features into consideration.

Although there is no Conservation Subdivision standard in the zoning code, the goal of the application is to create a conservation development. A more complete site analysis should be performed which shows drainage patterns in addition to the wetlands and vegetation shown on the plan. Lots should be shifted to allow natural drainage swales to be maintained within open space rather than channeling them or using drainage easements within lots.

The long, sweeping curves and straight-aways tend to encourage higher traffic speeds. Slight changes can be made in the layout of these roads to make them appear more rural and discourage higher speeds. The long, semi-circular road to the southwest should be broken up with a connection to the smaller semi-circular road.

If the eastern-most road were redesigned to end in a cul-de-sac (meeting the county's maximum length for cul-de-sacs), or if it gained a second access through the development in Reserve C, this would reduce the amount of pavement required. (See staff alternate graphic)

No cross-section for the roads is provided, although the Development Standards note that streets will be curb and gutter and 4' sidewalks will be provided on both sides. Some sort of street tree should be provided, although this could be included during the Final Development Plan approval process.

Except for the woods in the middle of the site, the land lacks any sort of significant vegetation. No additional landscaping is indicated on the plan, and the zoning code only calls out landscaping in individual yards. As a conservation development, some general landscaping should be provided throughout the open space areas, particularly along frontage on existing roads and as buffers to adjacent land.

Consider the central open space (see staff graphic) as a more formal, active park area.

3. Proposed provisions for water, sanitary sewer and surface drainage.

Staff comment: Letters are included for Del-Co water service and surface drainage feasibility. The site is intended to be served via the Northstar land application system. This was also the intention for the FR-1 subdivision proposed for this site. The Sanitary Engineer's office has indicated that there is probably capacity in the Northstar plant when it is fully built.

Regarding surface drainage, the consulting engineer (Floyd Browne Group) states that the detention ponds are conceptual in nature and will be sized according to the County Engineer's standards during the engineering phase. Also, it is reasonable at the Preliminary Development Plan stage to show no-build/no-disturb easements as well as areas likely to go on SWCD drainage maintenance, in addition to passive common open space.

4. Other utilities/services. The Kingston-Porter Fire District will service the site – a letter is included.

5. Proposed traffic patterns:

Staff comment: Two accesses are provided from Blue Church and one is provided on S.R. 61. Left turn lanes will be provided at each entrance. An update to the FR-1 traffic study indicates that the additional units gained through the PRD application will not require any additional improvements. A previous traffic study included an access from Rosecrans Road. That access is no longer shown on the plan. Providing access to Rosecrans resulted in the crossing of a small stream and the destruction of a tree line buffer. This access may not be necessary, but the developer should check with the County Engineer before assuming that an access will not be needed.

6. Proposed time schedule for development: The application proposes to submit a preliminary subdivision plan as soon as the PTI for sewer is obtained. The applicant has since noted that the PTI has been granted. Infrastructure will commence after recording of the Final Plat.

Staff comment: Construction of infrastructure can commence with approval of the Preliminary Plan and final engineering from the County Engineer’s Office rather than after platting, as stated in the application. Because of the size of the development, phasing may be an issue. The applicant should be prepared to work with RPC staff and other County agencies during the subdivision process to assure proper phasing of the project.

7. Architectural standards have been provided for the residential portion of the development, including design criteria, a standard for building variety, and a requirement that garages be side-load, among others.

Staff comment: Similar standards should be developed for the potential non-residential uses including equestrian facilities.

IV. Divergence

The applicant is requesting a divergence from the minimum lot size of ½ acre (21,760 s.f.) to 14,000 square feet.

Staff comment: This results in a lot size of 1/3 acre (many are larger at 17,000 square feet), which is within the recommended minimum lot size range for typical Conservation Subdivisions in Delaware County. Lots have at least 100’ of frontage and side-load garages are a requirement of the draft Homeowners Association Development Standards. If the township zoning commission was concerned that the lot size would generate the need for variances in the future, additional depth could be added to most lots without substantially reducing the open space. Also, adding a mix of lot sizes would result in a variety of housing options.

V. Conformance with the Kingston Township Comprehensive Plan

There is no adopted Comprehensive Plan specifically for Kingston Township and the 1993 Delaware County Plan identified this area as prime agricultural land, but did not recommend any specific density. When staff worked with the township on a draft Comprehensive Plan, the steering committee seemed open to the idea of Conservation Subdivisions, as long as the density was not greater than the underlying zoning. With some minor conservation modifications, the plan generally meets that goal.

VI. Required Findings for Planned Districts:

The Zoning Commission and Trustees may approve a Planned Development provided they find that the proposed use complies with all of the following requirements:

1. If the proposed development is consistent in all respects with the purpose, intent, and general standards of this zoning resolution.

Staff Finding: The overall Preliminary development plan is generally consistent with the general standards of the resolution and a Preliminary Development Plan. More detail will need to be provided at the time of Final Development Plan approval.

2. If the proposed development is in conformity with the comprehensive plan or portion thereof as it may apply.

Staff Finding: There is no plan adopted specifically by the township. However, given the discussions during the Comprehensive Planning process, the steering committee expressed an

interest in clustered development in Conservation Subdivisions, as long as the density was not higher than that allowed in the FR-1 district.

3. If the proposed development advances the general welfare of the township and the immediate vicinity.

Staff Finding: The Preliminary development plan generally advances the general welfare of the township, since it reduces the number of on-lot septic systems that would result from a non-sewered development, reduces the amount of land developed with lots and streets, and decreases the amount of infrastructure required to serve 2-acre lots. The plan will also improve the current Blue Church/Wilson Road “dog leg” intersection.

VII. RPC Staff Recommendation

Staff recommends **Conditional Approval** of the Preliminary Development Plan and rezoning of **605.76 acres from FR-1 to PRD** to the RPC, Kingston Township Zoning Commission, and the Kingston Township Trustees, *subject to:*

1. *The township consider requesting more detail as to the non-residential uses that are proposed;*
2. *That the acreage of the non-residential uses not be counted toward the overall open space;*
3. *That changes to the road network be considered, taking into account the existing topography and drainage courses of the land, reducing the number of long, uninterrupted roads, and breaking up the large sweeping curves to reduce speeds;*
4. *That the applicant provide more detail as to the timing of the Northstar sewer plant/service; and*
5. *That the divergence for a reduction in lot size may be unnecessary; some or all lots could be increased in size to meet the standard in the code.*

Commission / Public Comments

Ms. Jill Tangeman was present on behalf of the applicant. She thinks this is a classic reason why conservation subdivisions can be a great benefit. The original plat left no open space and divided up every piece of ground into a lot. The design goal was to provide an equestrian themed development with a very rural feel. The developer is in agreement with all the staff comments. The architectural standards would be the same standards as with Northstar. They will work with the Township on any size limitation. They will work with the County Sanitary staff on the sewer plant timing.

Mr. Gladman made a motion to recommend conditional approval of the rezoning request by Mr. Weiler, subject to staff comments. Mr. Gunderman seconded the motion.

Mr. Talbott stated that a condition of approval for Northstar from the Zoning Commission and the Trustees was that no other sewer would go to the Northstar sewer plant. He questioned how this subdivision could get approval for sewer. Mr. Burke stated that in proposals over 5 lots, a review is done by the Ohio EPA and they came back to the Health Department stating that this development should hook up to sewer for the betterment of the community and the health of the surrounding area. Ms. Tangemen stated that during the zoning hearing they stated that it was not their intention to expand the Northstar sewer system, however they would be turning that system over to Delaware County and whatever they chose to do with it was up to their discretion.

VOTE: Unanimously For, 0 Opposed. Motion carried.

VI. SUBDIVISION PROJECTS

Preliminary

21-06.2.A/B Woodland Hall, Section 2, Phases A & B – Liberty Twp. - 35 lots / 53.44 acres

Applicant: Highland Management Group, Inc., and Wingate Land Group

Subdivision Type: Single Family Residential

Location: West of SR 315, 4000' south of Home Rd, Liberty Township

Current Land Use: Vacant, partially wooded

Zoned: Farm Residential (FR-1)

Utilities: Del-Co water and County sewer

School District: Olentangy

Engineer: Terrain Evolution

I. Staff Comments

Woodland Hall Section 2 contains 35 residential lots on 53.44 acres (0.65 du/acre). It will link Woodland Hall, Section 1 (to the east) to Woodland Glen (to the west). Woodland Hall Drive is extended from both adjacent subdivisions, but will not provide a direct connection. Woodland Run is a loop road which extends south from the east leg of Woodland Hall Drive then turns west along the south side of this site and finally traveling north to connect with the west leg of Woodland Hall Drive. Woodland Run also extends to the north boundary for potential future development of the adjacent land. This section will be platted in 2 phases. Phase A contains 20 lots and Phase B includes 15 lots. A 1 acre reserve lot is included in Phase A. Lots range in size from 1 acre to 2.47 acres, with a majority being slightly larger than 1 acre. Several small detention ponds are located throughout the subdivision and an existing pond on the adjacent Wingate tract will also be used for storm water management. This subdivision will be served by Del-co water and public sewer.

The preliminary plan was originally submitted last month (September) and included a different design. It was tabled due to concerns that the street network provided too direct of a connection from Woodland Hall to Woodland Glen, The new layout will discourage “cut-through” traffic from Liberty Road to SR 315.

A technical review was held on October 17, 2006, after which the applicant has addressed all of the required changes, except:

- Variances will be needed from the County Engineer’s office for street design.
- The Township must approve the proposed “eyebrow” on Woodland Run.
- Requirements for Township Zoning Resolution

II. Staff Recommendation

Staff recommends *Conditional Preliminary approval* of **Woodland Hall Section 2, Phases A & B** to the RPC, *subject to staff comments.*

Commission / Public Comments

Mr. Thom Reis of Terrain Evolution was present to represent the applicant.

Mr. John Butcher (1650 Woodland Hall Dr.) was present on behalf of the residents of Woodland Hall and Woodland Glen. He presented a letter opposing the proposed cut through of Woodland Hall Drive. (See attached.)

Mr. Sanders responded that the rationale for making the connection is that a condition of the original Preliminary approval was to make both Riverstone and Woodland Hall Drive stub until the adjoining parcel was developed and then make them connect. Every connection you don't make, makes the connections you do have that much worse. There have been a lot of lost connections between Powell and Liberty and residents have been buying land to halt development. People living on unfinished roads should know that those roads are going to continue.

Mr. Shoaf made a motion for conditional Preliminary approval of Woodland Hall, Section 2, Phases A & B, subject to staff comments. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Preliminary/Final (none)

CONSENT AGENDA

Final

13-05.2 The Oaks, Section 2 – Concord Twp. - 08 lots / 07.00 acres

Applicant: The Oaks Real Estates Development, LLC.
Subdivision Type: Single-family Residential (CAD)
Location: Terminus of Allen Drive, Concord Township.
Current Land Use: Vacant.
Zoned: Planned Residential District, (PRD)
Utilities: Del Co Water, Tartan Fields sanitary sewer w/ land application
School District: Dublin
Engineer: RD Zande

I. Staff Comments

This is the last phase of The Oaks, a subdivision of 43 lots on 34.78 acres (1.24 units/acre). The development is located on the south side of Harriott Road approximately 2,100' west of Concord Road. Surrounding land use includes the Tartan Fields subdivision to the south and west, Woods of Glen Erin to the east, and large lot single family residences along Harriott Road. The site was previously used as the Twin Oaks golf course. Preliminary approval was granted in April 2005.

Section 2 consists of 8 lots on 7 acres. Two of the lots are open space reserves totaling 1.39 acres. All of the lots will be accessed by a common access driveway off the south side of the Allen Drive cul-de-sac. The lots range from 0.5 acre to 1.5 acres in size and will utilize Del-Co water and the Tartan Fields sanitary treatment facility. The RPC approved a variance to allow the 6 lot CAD in April 2005.

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

II. Staff Recommendation

Staff recommends *Approval* of the Final plat for **The Oaks, Section 2** to the RPC.

Commission / Public Comments

Mr. Miller made a motion for Final approval of The Oaks, Section 2. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

07-04.7 Olentangy Crossings, Section 7 – Orange Twp. - 04 lots / 41.05 acres

Applicant: Planned Communities, Inc.
Consultant: Mark Smith, P.S., Floyd Browne Group

I. Staff Comments

The applicant has requested a 30-day tabling to resolve engineering issues.

II. Staff Recommendation

Staff recommends *Approval of the 30-day tabling* for **Olentangy Crossings, Section 7** to the RPC.

Commission / Public Comments

Mr. Miller made a motion to approve the 30 day table request for Olentangy Crossing, Section 7. Mrs. Warthman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

10-05 Lake Shore – Orange Twp. - 41 lots / 31.15 acres

Applicant: Yarnell/Old State Road, LLC – Silvestri Homes
Subdivision Type: Single-family Residential
Location: East side of South Old State Road, 4300' north of Orange Road, Orange Township
Current Land Use: Vacant
Zoned: Single Family Planned Residential District (SFPRD)
Utilities: Del-Co water and public sanitary sewer
School District: Olentangy

Engineer: Civil and Environmental Consultants, Inc.

I. Staff Comments

Lake Shore is a 41 lot plat on 31.15 acres (1.32 units/acre) and will contain a single-family residential use. A single access point is provided from South Old State Road which aligns with the entrance to Alum Crossing on the west side of South Old State Road. The development will connect to Parkshore subdivision to the north via Sea Drive. There are three open space reserve areas totaling 9.54 acres, or 31%, of the site.

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

II. Staff Recommendation

Staff recommends *Final approval* of **Lake Shore Subdivision**, to the RPC.

Commission / Public Comments

Mr. Miller made a motion for Final approval of Lake Shore Subdivision. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

09-02.6 Glen Oak, Section 6 – Orange Twp. - 28 lots / 21.10 acres

Applicant: Dominion Homes
Subdivision Type: Single Family Residential
Location: North of Orange Road, west of South Old State Road.
Current Land Use: former agriculture
Zoned: Single Family Planned Residential Development
Utilities: Del-Co Water and Delaware County Sanitary Sewer
School District: Olentangy
Engineer: R.D. Zande & Associates

I. Staff Comments

Glen Oak Section 6 includes 28 lots (27 residential and 1 reserve) on 21.1 acres. It is surrounded by the Estates of Glen Oak to the north, South Old State Road to the east (no direct access), future sections of Glen Oak to the west and south, and Summerfield Village to the south. This section includes the southern extension of Greenspire Drive terminating in a cul-de-sac to the east. Other streets include Tulip Way and Marigold Street, which stub to the south and west respectively for future sections. A large 10.324 acre open space reserve is provided around the south, east, and north perimeter and is used for both storm water management and passive green space. Overhead electric lines run along the south portion of this section and are located within the open space. The preliminary plan was approved in October 28, 2004.

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

II. Staff Recommendation

Staff recommends *Approval* of the Final plat for **Glen Oak, Section 6** to the RPC.

Commission / Public Comments

Mr. Miller made a motion for Final approval of Glen Oak, Section 6. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VII. EXTENSIONS

26-04 Fairways at Blue Church – Kingston Twp. - 243 lots / 605 acres

Applicant: Robert Weiler, c/o Siemer Land LLC
Consultant: Floyd Browne Group

I. Staff Comments

The applicant is requesting a second 6-month extension of the Preliminary approval of the Fairways at Blue Church. This subdivision received conditional preliminary approval April 28, 2005. If the extension is granted the application would expire April 2007.

II. Staff Recommendation

Staff recommends *approval of the 6-month extension* for the **Fairways at Blue Church** to the RPC.

Commission / Public Comments

Mr. Miller made a motion to approve the 6 month extension for Fairways at Blue Church. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

09-02.9 Glen Oak, Section 9 – Orange Twp. - 07 lots / 03.18 acres

Applicant: Dominion Homes
Consultant: RD Zande

I. Staff Comments

The applicant is requesting a third 6-month extension of the Preliminary approval of Glen Oak, Section 9. The first extension was granted October 2005 and the second April 2006. According to the project manager, a letter of commitment was submitted to Orange Township on Oct. 2nd stating that construction would take place in spring of 2007. If this extension is granted, the application would expire April 2007.

II. Staff Recommendation

Staff recommends *approval of the 6-month extension* for **Glen Oak, Section 9** to the RPC.

Commission / Public Comments

Mr. Miller made a motion to approve the 6 month extension for Glen Oak, Section 9. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

VIII. OTHER BUSINESS

- **Consideration for Approval of Expenditure: Loveland & Brosius \$1,696.35**

Mr. Shoaf made a motion to approve the legal expenditure of \$1,696.35. Mr. Gladman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

- **Consideration for Approval: Mileage reimbursement**

Mr. Gladman made a motion to approve \$0.45 per mile for mileage reimbursement for staff utilizing their own personal vehicle for business travel. Mr. Miller seconded the motion. VOTE: Majority For, 1 Opposed (Mr. Ward). Motion carried.

IX. RPC STAFF AND MEMBER NEWS (none)

The next meeting of the Delaware County Regional Planning Commission will be Thursday, November 30, 2006, 7:00 PM at the Delaware Hayes Services Building, 140 N. Sandusky Street, Conference Room G-35, Delaware, Ohio 43015.

Having no further business, Mr. Snajd made a motion to adjourn the meeting. Mr. Gunderman seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

Meeting adjourned at 8:30 p.m.

Kelly Foust, Chairperson

Stephanie Mallack, Executive Administrative Assistant