

The Wednesday October 20, 2021 meeting of the Delhi Township Zoning Commission was called to order by Charlie Fehr at 6:00 p.m. at the Administration Building. The meeting began with the Pledge of Allegiance to the Flag.

Members present:

Daniel F. Burke  
 Neil J. O'Connor  
 Dale J. Weisker  
 Martin E. Michels  
 Charles J. Fehr

Also, present:

Gregory J. DeLong, Assistant Township Administrator  
 Anthony S. Roach, Zoning Administrator

The Commission received certification that the rules pertaining to the Sunshine Law had been adhered to for the meeting.

Approval of Meeting Minutes:

Mr. O'Connor moved and Mr. Burke seconded to approve the minutes of the Commissions' February 3, 2021 meeting, but to dispense with the reading. Messrs. Burke, O'Connor, Weisker, Michels and Fehr voted aye. Motion carried.

Approval of Meeting Minutes:

Mr. Weisker moved and Mr. Michels seconded to approve the minutes of the Commissions' February 17, 2021 meeting, but to dispense with the reading. Messrs. Burke, O'Connor, Weisker, Michels and Fehr voted aye. Motion carried.

Agenda Items:

The Commission opened a public hearing in case ZC2021-03.

Mr. DeLong advised that the hearing is a request for a proposed zoning map amendment to rezone parcel 540-0010-0043 (generally bounded by Delhi Pike, Roebling Road, Rosemont Avenue and Skylark Drive) from "C" Residence District to "PUD" Planned Unit Development. He commented that the applicant is Shawn McCreadie of Skylark Stabilization Program. He noted that the request is to rezone approximately 15.87 acres from "C" Residence to "PUD" Planned Unit Development, subject area is also in the Hillside Development Overlay District. He advised with the Hillside Development Overlay designation in place, the plan must go through Geotech studies and approvals before we would be able to issue permits. He commented that the subject property is currently undeveloped and wooded and the proposed rezoning request is for a mixed-use style development.

Mr. DeLong advised the proposed uses as part of the PUD request include: small business incubator space, residential apartments, handicap accessible office suites, overflow warehouse units, live/work space, covered outdoor work space pavilions, large indoor parking structure and shared indoor youth sports training facility. He commented that additional development features

include: residential apartments at 3-units per acre, a minimum 30 ft. setback around the entire development, and a ½ mile paved walking trail. He noted that the proposed project will also be designed with sustainability in mind with renewable solar energy, pervious parking strategies considered, waste recycling and reuse of rain water. He advised the proposed project will also be designed with sustainability in mind with erosion controlled by stabilizing the hillside, well insulated structures, high energy efficient HVAC equipment, automated technology wherever possible for lighting/door and gate controls.

Mr. DeLong advised the purpose of a Planned Unit Development (PUD) District is to:

- A. Promote the mixture of land uses in a creative, economical, and aesthetically pleasing manner.
- B. Encourage flexibility in the design of developments specifically in the preservation of open space, in the protection of natural features, in the utilization of site amenities, and in the creation of designs that are compatible with surrounding uses.
- C. Provide harmonious transitions between uses by utilizing land uses, landscape buffers, or other similar techniques.
- D. Allow for the development of infill sites and the redevelopment of existing sites in creative manners that respect existing circumstances, adjacent land uses, topography, lot size, and other similar elements.
- E. Allow for safe and efficient transportation networks that accommodate automobiles, bicycles and pedestrians.

Shawn McCreadie (sworn), 5782 Wulff Run Road, advised everything that's pertinent to this project is in the application. He commented that he can answer any questions that is not clear or not within the package that was submitted.

To Mr. O'Connor's question as to how will you enter this facility? Mr. McCreadie advised there are multiple entrances on Delhi, Rosemont and on Foley and all can be connected to the facility. He commented that until he gets the Geotech information back with all the soil borings he is at a standstill.

To Mr. Fehr's question as to have you had any Geotech surveys done? Mr. McCreadie advised that he had a County Geologists spend half a day on site walking the property and checking out the landslides and the stability of the property.

Mr. McCreadie pointed out on the site map the locations of the proposed entrances.

To Mr. O'Connor's question as to what are your plans with the entrance and width of the property to enter off of Delhi Pike, and are you going to buy more properties? Mr. McCreadie advised it going to be determined with what comes back with the engineering.

To Mr. O'Connor's question as to what are your plans for sewers and water drainage? Mr. McCreadie pointed out on the site plan different locations where the sewers are and will be. He

also commented that they will be using pervious paving to cut down on water runoff. He noted that they will be controlling the water runoff.

Doyle Head (sworn), 377 Rosemont, advised he is opposed to the project and that his property does not get flooded. He commented Delhi needs to put a fence up to stop the dumping on Rosemont. He noted that the hillside is not sliding and no one is having any problems.

Devin Byrd (sworn), 377 Rosemont, advised that he does not have any flooding problems. He commented that if you do any construction, it will shut down the entire street and everyone who lives on Rosemont will have a terrible time coming and going. He noted Mr. McCreadie has not done his research and does not have correct information.

Anthony Loth (sworn), 4374 Skylark, advised Mr. McCreadie was going up and down Skylark wanting residents to give up half of their properties for the Stabilization Project for a free survey and a Kroger's gift card. He commented that he owns a big lot that goes all the way down to the sewer where Rosemont and Skylark come together. He noted that they have had a little movement, nothing major and no flooding. He advised he does not want to see a commercial development at the end of a residential street.

Cherie Head (sworn), 377 Rosemont, commented she feels Mr. McCreadie is trying to take her property away and run the residents out.

Tom Goodman (sworn), 4250 Skylark Drive advised he is against this project and does not want any more traffic on Skylark.

Ed Albertz (sworn), 4348 Skylark Drive advised he has lived there fifty-one years and bought his house because it was a no outlet street. He commented his lot goes back 459 feet back to the sewer line and would like to know how this will impact his land and everyone else's. He noted that he has no problem with land slippage.

Tom Rinear (sworn), 4243 Skylark advised he is against this project and does not want to see increased traffic on his street. He commented he should have been notified that this meeting was taken place.

Bob Cohen (sworn), 4397 Skylark advised he will be right next to this property and the street would come right next to his house. He commented that there is nothing sliding. He noted he is concerned for all the wildlife and where it will go.

Debra Wood (sworn), 4232 Skylark advised she does not have any problem with hillside slippage. She commented she does not want to see increased traffic on her street and is against this project.

Dale Mangrum (sworn), 4386 Skylark questioned how much of the property is Delhi and how much is in the City. He advised he is against this project and does not want increased traffic on his street.

Mary Reese (sworn), 365 Rosemont advised she has concerns with this project and the effect it will have on everyone's property.

Anthony Wood (sworn), 4232 Skylark advised if this zone change gets approved, he will sell his house and leave this community.

Rebecca Stevenson (sworn), 4263 Skylark is opposed to this project and the changes that will occur if this gets approved.

Mr. Fehr asked Mr. DeLong to explain the notification process. Mr. DeLong explained that the township follows the Ohio Revised Code requirements and property owners within 200-ft. are notified. A public hearing notice is also ran in the newspaper. Mr. DeLong asked residents who did not get notification to make sure they signed in and they would be added to future mailings.

Mr. Fehr asked Mr. DeLong if he had anything more to share. Mr. DeLong advised that with some of the concerns that came up the applicant should address the buildability, explain the plans to mitigate erosion, how road access is planned and an explanation of some of the use types. He commented some of the use types appeared industrial in nature. He noted that the Zoning Commission's vote is only a recommendation and that recommendation will be forwarded to the Board of Trustees for final vote.

To Mr. O'Conner's question as to are you planning on having an entrance on Skylark? Mr. McCreadie advised he has no intention on having an entrance on Skylark.

Mr. McCreadie commented that they are not building low-income housing, they would be live/work spaces.

To Mr. Weisker's question as to have you developed land like this before? Mr. McCreadie advised that he has.

To Mr. O'Conner's question as to how long will it be before you have a final drawing when you get your Geotech work done? Mr. McCreadie advised approximately a year.

Mr. DeLong advised that the Board is only voting on a zone change tonight. He commented that if this would get approved the zoning classification would become Planned Unit Development (PUD). He noted then there would be a final development plan that would have to be approved by the Zoning Commission and would establish everything from building elevations, where the buildings are located, landscaping, lighting and signage.

To Mr. Weisker's question as to is this surround completely by residential property? Mr. DeLong responded in the affirmative.

To Mr. Weisker's question as to has the Board ever approved anything like this? Mr. DeLong responded in the negative and stated this is the Board's first PUD case.

To Mr. Fehr's question as to how many levels is this development going to be? Mr. McCreadie advised as of right now every structure has two levels.

To Mr. Fehr's question as to on your project list it consists of twelve different items but there are only six listed there so what is seven thru twelve? Mr. McCreadie advised they are all pavilions for either eating outside or for outdoor work space.

To Mr. Fehr's question as to is it your plan to remove the top of the hill and then flatten the entire area one level for development? Mr. McCreadie advised its shaped like a cone and everything is going to flatten out with retaining walls where they need to be.

To Mr. Fehr's question as to how tall will the retaining wall be? Mr. McCreadie advised that it will be determined when the engineering come back.

To Mr. Fehr's question as to how are you going to meet the hillside development district requirements? Mr. McCreadie advised the biggest part is the engineering and design to make sure everything is stable and not increase runoff or slippage to any of the surrounding properties.

To Mr. Fehr's question as to how do you see this as preserving the hillsides and not doing damage to them and how are you going to accomplish that? Mr. McCreadie advised he spent half a day with a County Geologist and he pointed out a few things.

To Mr. Michels question as to when you bring the hill down will you be even with Skylark? Mr. McCreadie advised it would be lower.

To Mr. Michels question as to how many entrances would you have? Mr. McCreadie advised there would be one on Delhi Pike and possibly one on Rosemont depending on the slope.

To Mr. Fehr's question as to why did you decide to include industrial along with residential in your project? Mr. McCreadie advised the whole concept is designed around small business use. He commented either to work from home and flex use for small businesses.

To Mr. Fehr's question as to do you have any size for any theses proposed buildings? Mr. McCreadie advised everything except number four is below 12,000 square feet.

To Mr. Michels question as to if you had full capacity with the business and the residences how may people would be there? Mr. McCreadie advised at the most about two hundred.

To Mr. Michels question if you flatten the hill out are you still above the residence on Rosemont and Delhi? Mr. McCreadie responded in the affirmative.

On Motion by Mr. Burke and seconded by Mr. Weisker to deny ZC2021-03 due to the fact that there is nothing in writing from engineers regarding the Hillside District would be stable and unanswered questions on egress and the fact that the property is surrounded by residential districts. Messrs. Burke, O'Connor, Weisker, Michels and Fehr voted aye. Motion carried.

Old Business:

- Mr. DeLong advised that the new Zoning Resolution seems to be working out well.

New Business:

- Mr. DeLong advised we have another PUD request on November 3, 2021 for Indian Lookout Apartments.
- Mr. DeLong advised the Delhi Towne Square groundbreaking will be October 27, 2021.
- Mr. DeLong advised the new LaRosa’s building dedication is October 25, 2021.
- Mr. DeLong advised Clean Sweep Car Wash is going in next to Waffle House.
- Mr. DeLong advised Christ Hospital has their new office open at 5026 Delhi Pike.
- Mr. Roach advised that the former Arby’s location has been approved for a Take 5 Oil Change.
- Mr. DeLong advised that the Blue Roo Car Wash is coming along and hopes to be open in December.
- Mr. DeLong advised that the Sisters of Charity have a new office building under construction on their campus.
- Mr. DeLong advised Jim Luebbe is now in his new office building on Ebenezer Road.
- Mr. DeLong advised that the commercial vacancy rate is down to 11%.
- Mr. DeLong advised Greenside only has ten lots left.
- Mr. DeLong advised Heather Ridge land should be transferring in November.
- Mr. DeLong advised we are up to 1006 zoning complaints.
- Mr. DeLong advised we are up to 264 zoning certificates.
- Mr. DeLong advised the new playground is nearing completion in Delhi Park.
- Mr. DeLong advised we will be installing cameras in Delhi Park.

There being no further business on motion of Mr. O’Connor seconded by Mr. Weisker the meeting was adjourned at 8:00 p.m. Messrs. Burke, O’Connor, Weisker, Michels and Fehr voted aye. Motion carried.

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Anthony S. Roach, Secretary