1. Roll Call

2. Introduction of Staff

3. Approval of minutes from June 11, 2019

4. Old Business:
   
   **Panel Recommendations**
   
   Continued discussion of panel recommendation language development.

5. New Business:

   **Heritage Estate** (Case AP-19-02)
   
   Review regarding a Brown Township application requesting approval for a preliminary subdivision plan at 3855 Alton and Darby Creek Road.

   Applicant: CS Properties
   Location: Brown Township
   Address: 3855 Alton and Darby Creek Road (PID # 120-000201, 120-000827)
   Acreage: 25.200 +/- acres (gross)
   Zoning: Rural District
   Utilities: Private water and sewer
   Request: Review and approval of subdivision site plan

   **Panel Secretary Status**
   
   Discussion of a City of Columbus proposal to amend the administration of the Panel, to allow the jurisdiction that is accepting a case write its own record of action following a vote by the Panel.

6. Adjourn to August 13, 2019
The Big Darby Accord Advisory Panel convened in the Franklin County Courthouse, 1st floor, Meeting Room #1, Columbus, Ohio 43215 on Tuesday, June 11, 2019.

Present were:
John Bryner
Sheree Gossett-Johnson
Steve Gordon
Ashley Hoye
Margaret Malone
Anthony Sasson
John Tetzloff

Franklin County Economic Development and Planning Department members:
Matt Brown, Planning Administrator

City of Columbus Department of Development members:
Marc Rostan, Senior Planner

Mr. Hoye opened the meeting at 1:30pm. Mr. Rostan called the roll.

Dr. Gordon motioned to approve the minutes of the May 14, 2019 meeting. Ms. Gossett-Johnson seconded. The motion carried by a vote of six-to-zero.

Mr. Rostan presented a revised application of case AP-19-01, 5960 W. Broad Street. Changes to the application were highlighted, including a reduction in single family units from 96 to 94, a reduction in preserved open space from 11 to 10.6 acres, the addition of 50 foot buffers around wetlands, an increase in stormwater retention basins from four to five, the addition of shading along streams and perimeters of retention basins, and a calculated groundwater recharge rate that is projected to be 7 percent lower post-development. He explained staff’s recommendation of approval with the condition the applicant pursue off-site open space land allocation, based on changes to the application that responded to panel and city feedback but also addressing the need to mitigate a lower groundwater recharge rate.

Mr. Jeff Brown, Mr. Bernie Pippin, Mr. Tom Warner, and Mr. David Storck, representing the applicants, presented more information on the revised application. Mr. Pippin highlighted changes to the site
design, such as re-orientation of some single family lots and the addition of native plantings and internal walking trails. Mr. Warner addressed the groundwater recharge issue, saying the site would need to set aside about 12.5 acres to meet requirements for mitigation. The applicant has been in contact with the Ohio EPA and Metro Parks, and said Metro Parks has land available within the Hellbranch Ditch HUC for mitigation.

Mr. Tetzloff asked about the stormwater depression just north of the site that flows into the northwest corner. Mr. Storck said what is there is not built per plan, but is likely active to some degree. The applicant’s intent is to redirect the water.

Mr. Tetzloff said it would be nice if some of the water coming from the north could infiltrate in the woods. Mr. Warner said that is effectively what is happening now, and the presence of trenches is to direct overland flow that does not infiltrate and offer some water quality principles.

Mr. Sasson stated he did not really support using the natural area as storm water management.

Ms. Gossett-Johnson asked for more information on who’s been talked to and what will be addressed in mitigation. Mr. Warner said the applicant has spoken to Ms. Marshall Cooper at the Ohio EPA and John Watts at Metro Parks about next steps. Mr. Storck said there are areas in Prairie Oaks Metro Park set aside for land back transfers. Details are still being finalized, but Mr. Warner said based on discussions with the Ohio EPA there was agreement that it was a good opportunity to pursue mitigation efforts.

Ms. Malone asked if improvements would be made to the land, if it’s already in a park. Mr. Warner said there’s a dollar value attached to the mitigation on land that was formerly farmed. The row crop condition will be converted to meadow grass, which is meant to help promote groundwater recharge.

Ms. Gossett-Johnson asked when negotiations with Metro Parks would be finished, and if the panel would be able to see final plans. Mr. Warner said the applicant cannot secure the NPDES permit without it anyway, but could follow up once finished. Mr. Rostan added the City would need to know the final status as well, as part of the applicant going through a rezoning.

Mr. Tetzloff asked about the density, as the infiltration calculation counts as 4 units per acre when the total density is 6.8 units per acre. Mr. Warner clarified the density applies to units in the area that would flow into the Big Darby Watershed, which does not include the multifamily subarea.

Mr. Sasson asked about the preservation of oak trees in the northwest quadrant, and if they would be removed. Mr. Warner said the applicant would look into the situation. Mr. Rostan said the City Department of Recreation and Parks did not mention the trees when presented with the application in May.
Dr. Gordon motioned for the panel to approve the application with the staff recommendation. Mr. Bryner seconded. The motion carried by a vote of six-to-one.

Mr. Hoye asked if there was any new business.

Mr. Tetzloff said he had met with Columbus Councilmember Elizabeth Brown’s office yesterday (6/10/19) regarding conservation open space as follow-up from the Sugar Farms case in December 2018. The Accord Panel adopted a definition of conservation open space in January 2018, and Mr. Rostan is to follow up with this definition to the office.

Dr. Gordon asked for an update on ideas for developing recommendations around topics that are ill-defined in the plan, noting he only received notes from Mr. Sasson. He asked to send topics to him and he will compile for future guidelines to suggest.

Mitigation was discussed as a potential topic for recommendation, in light of the application presented earlier. Mr. Matt Brown suggested it may make sense for a panel member to understand requirements for the Ohio EPA’s stormwater permit, as a baseline. Mr. Tetzloff asked if a cash contribution to satisfy mitigation and a permit would be a more desirable outcome. Dr. Gordon said while a good idea in principle, it may sound similar to a transfer of development rights, which is not legal in Ohio.

Ms. Heather Doherty, of the Ohio Department of Natural Resources, suggested setting up an in-lieu fee program to allow money to be collected from different sites for land purchases, but was not sure what authority was needed to establish that.

Mr. Sasson detailed some of the documents for recommendations he sent to the panel. Mr. Tetzloff asked what the process is to move forward on topics, and if putting items on the agenda as they’re added is sufficient. Mr. Matt Brown recommended that course of action, with possibly a person passionate about a particular topic writing summary language.

Mr. Matt Brown asked if the panel wanted to discuss proposed changes to the Scenic Rivers program in the Governor’s biennial budget proposal. The Darby Scenic Rivers advisory council mentioned it as a possible topic of discussion for the panel, to encourage member jurisdictions to express support for the proposal. Mr. Tetzloff motioned that the panel recommend to participating jurisdictions they make an expression of support the Governor’s proposal for the Scenic Rivers program. Dr. Gordon seconded. The resolution passed by voice vote.

There being no business to come before the Big Darby Accord Advisory Panel, the hearing was adjourned at 3:01 p.m.
Section A: General Information

Project Information

<table>
<thead>
<tr>
<th>Site Address</th>
<th>Parcel IDs(s)</th>
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<tr>
<td>3855 Alton-Darby Creek Road Hilliard, OH 43026</td>
<td>120-000201 &amp; 120-000827</td>
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<tr>
<th>Existing Zoning District(s)</th>
<th>Total Acreage: Gross</th>
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<table>
<thead>
<tr>
<th>Proposed Zoning District(s)</th>
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<tr>
<td>Rural</td>
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Jurisdiction

- Brown Township
- Norwich Township
- Pleasant Township
- Prairie Township
- Washington Township

Agency Staff Information – Primary Contact

- Name: Brad Fisher
- Jurisdiction / Agency Name: Franklin County – Franklin County EDP
- Address: 150 S. Front St.
- FSL Suite 10
- Columbus, OH 43215
- Phone #: 614-525-4684
- Fax #: 614-525-7155
- Email: bxfisher@franklincountyohio.gov

Zoning Authority

- Yes: Franklin County
- No: Columbus, Grove City, Harrisburg, Hilliard, Prairie Township

Subdivision Authority

- Yes: Franklin County
- Yes: Columbus
- No: Grove City, Harrisburg, Hilliard

Tracking Information

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<tr>
<th>Accord Panel Case #</th>
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<td>AP-19-02</td>
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<tr>
<th>Jurisdiction Case #</th>
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<tr>
<td>705-PP</td>
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Meeting Dates

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<tr>
<td>Staff Review:</td>
<td>6/13/2019</td>
</tr>
<tr>
<td>Accord Panel:</td>
<td>7/09/2019</td>
</tr>
<tr>
<td>Jurisdiction Commission</td>
<td>7/10/2019 – PC</td>
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Project Location
**Project Description**

The subject property is located on the west side of Alton Darby Creek Road, just south of Davis Road in Brown Township. The total lot size is 25.2-acres and includes two (2) existing lots. One of which is developed with a single-family home, the other is an active agricultural lot. The single-family home will be included in the proposed subdivision.

The request is to develop a six (6) lot single-family subdivision. The subdivision will include a new public road that extends off of Alton Darby Creek Road that will be located within 60 feet of right-of-way, one (1) reserve and the homes will be served by private water and wastewater. Proposed lot sizes range from 2.778-5.127-acres in size. All Rural zoning development standards have been met.

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**Background Information**

<table>
<thead>
<tr>
<th>Lot History</th>
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<tr>
<td><strong>Residential Lot</strong></td>
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<td><strong>Ag Lot</strong></td>
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## Conservation Assessment

The site contains no tiered land or wooded areas. A 12 foot wide easement will be provided to allow a future trail connection to the Heritage Preserve subdivision and trail system to the west.

## Streams and Wetlands Assessment

No wetlands have been identified on the site per the National Wetland Inventory Map. Hamilton Run extends through lot 1, the proposed roadway and Reserve “A”. A riparian setback associated with the stream extends 100 feet on either side of the stream and is identified on the plat.

## Stormwater Best Management Practices Assessment

The site will use detention swales that include an underdrain overflow feature on both sides off the proposed street. An existing 12 inch drainage tile will be improved. An existing 36 inch stormwater pipe and drainage tile will be connected to a proposed stormwater structure on the north side of the road, south of Reserve “A”. All stormwater infrastructure will comply with the Franklin County Stormwater Drainage Manual.

## Alternative Wastewater Systems Assessment

Private wastewater systems were approved by the Franklin County Public Health Department on June 24, 2019.

## Revenue Assessment

The applicant indicated that they do not plan on participating in the Big Darby Revenue Program. No additional information was provided.

In 2009 Franklin County authorized a revenue program identifying tools for revenue generation and the allowable uses of revenue. The revenue program calls for a $2,500 developer contribution per residential unit constructed. This would be due at the time of applying for a building permit.

Resolution 0271-09 – Big Darby Accord Revenue Agreement
## Section D: Overall Assessment and Staff Analysis

### Overall Assessment

The Big Darby Accord Watershed Master Plan, adopted in 2006, includes two maps to guide development: a Proposed General Land Use Map and a Conservation Strategy Map. The Proposed General Land Use Map recommends the area for Conservation Development with 50 percent open space based on existing Rural zoning density. The Conservation Strategy Map shows the site as outside of tiered areas.

The proposal does not provide 50 percent dedicated openspace, however, the applicant is developing in accordance with their by-right Rural zoning.

The area to the west of the site in the City of Hilliard has already been rezoned for a much higher net density than what has been proposed for this site.
**Staff Analysis**

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<th>Requirement</th>
<th>Yes</th>
<th>No</th>
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<th>Analysis</th>
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<td></td>
<td>Site map submitted.</td>
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<td>Conceptual site plan is complete</td>
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<td>Development Plan submitted.</td>
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<tr>
<td>Site data table is complete and accurately</td>
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<td>Site data table is identified on Sheet 1.</td>
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**Assessments**

- **Conservation assessment**
  - Pass
  - Explanation: The site contains no tiered land or wooded areas.

- **Streams and wetlands assessment**
  - Pass
  - Explanation: 1 stream, only development proposed within the stream area is a permitted street and stormwater detention swales.

- **Stormwater management assessment**
  - Pass
  - Explanation: Need to be determined by the FCDE.

- **Alternative wastewater assessment**
  - Pass
  - Explanation: Septic systems for all 6 lots approved by Public Health.

- **Revenue assessment**
  - Pass
  - Explanation: The applicant will be required to participate in the Big Darby Revenue Program.

- **Staff analysis overall assessment**
  - Pass
  - Explanation: The proposal does not comply with the Plan’s recommended 50 percent dedicated open space, however, the proposal complies with the site’s by-right zoning.

**Staff Recommendation**

Staff recommends:

- ☑ Approval
- ☐ with conditions (see below)
- ☐ Disapproval

**Reasons / Conditions:**

1. The applicant will be required to participate in the Big Darby Revenue Program.
2. The applicant will be required to meet all Ohio EPA Standards as stated in the Big Darby Creek Watershed Construction Permit.
3. The applicant will be required to place the stormwater infrastructure (detention swales) under the Ditch Petition Process for future maintenance.
4. A maintenance easement must be dedicated to the Franklin County Engineer’s Office over Hamilton Ditch measuring 25 feet from the top of bank on each side.
5. The existing/proposed drainage tile must be held within an easement. There needs to be a “no tree zone” identified on the Development Plan and Plat that measures 80 feet wide over the drainage tile and pipes.

**Checklist prepared by:**

<table>
<thead>
<tr>
<th>Brad Fisher</th>
<th>Planner</th>
<th>7/03/2019</th>
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</thead>
<tbody>
<tr>
<td>Agency Staff Member</td>
<td>Title</td>
<td>Date</td>
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Requesting approval of a preliminary plan for Heritage Estates subdivision.

Acres: 25.2
Township: Franklin
705-PP

Requesting approval of a preliminary plan for Heritage Estates subdivision.

Acres: 25.2
Township: Franklin
CONCRETE WASHOUT AREA DETAIL

2" X 2" X 36" WOODEN STAKES PLACED 5' O.C.

EXCESS SOCK MATERIAL TO BE DRAWN IN AND TIED OFF TO STAKE AT BOTH ENDS

FILTREXX® FILTER SOXX™ SIZED TO SUIT CONDITIONS

8" TO 18" TYPICAL

TOP SOCK SHOULD BE SMALLER DIAMETER THAN BOTTOM SOCKS

COMPOSITE SOCK CHECK DAM DETAIL

EROSION CONTROL DETAILS

TEMPORARY DIVERSION SWALE DETAIL

TEMPORARY SEDIMENT BASIN SCHEDULE

NOTE: COMPOSITE JOHNSON PIPE MAY BE USED IN LIEU OF OTHER PIPE MATERIALS
Date: July 2, 2019
To: Big Darby Accord Advisory Panel members and support staff
CC: Mark Dravillas, Acting Planning Administrator
     Christopher Lohr, Planning Manager
From: Marc Rostan, Senior Planner
Re: Big Darby Accord Advisory Panel - Secretary role

Since 2014, the City of Columbus staff planner for the Big Darby Accord Advisory Panel (BDAAP) has served as Secretary of the Panel, holding responsibility for maintaining all records of proceedings. City of Columbus staff have served in this role as a designee of Franklin County staff, as allowed for by the BDAAP bylaws.

The City of Columbus is suggesting changes to the Secretary role that would more evenly distribute the administrative duties of the Panel among its member jurisdictions, based upon caseload. The proposed changes to this role include:

- Authorizing member jurisdictions receiving an application to write their respective Records of Action and meeting minutes.
  - In the event Columbus and another jurisdiction present cases at the same meeting, Columbus will produce meeting minutes. Each jurisdiction would write a Record of Action of their respective case(s).
  - In the event two or more non-Columbus jurisdictions present cases at the same meeting, one jurisdiction will write meeting minutes according to their respective staff capacities at that time. Each jurisdiction would write a Record of Action of their respective case(s).

To check validity, it is also proposed that participating jurisdictions are copied on finalized Records of Action. The City of Columbus will continue to issue quorum calls and post agendas for future panel meetings to the City of Columbus website. Franklin County will continue to post materials to the Big Darby Accord website (https://bigdarbyaccord.org/).

It is the opinion of staff that this proposal is consistent with section C(7) of the Big Darby Accord Advisory Panel bylaws, which currently state:

The Franklin County staff or its designee shall serve as Secretary of the Panel. The Secretary shall be responsible for maintaining a record of proceedings. (2/10/09)