

Olentangy Watershed Planning Partnership  
Meeting of Wednesday, April 27<sup>th</sup>, 2011  
The Willis Building  
2079 U.S. Highway 23 N  
Delaware, Ohio 43015  
Meeting Summary

Attendees:

*Guest Speaker*

Kirby Date, Cleveland State University

*Partner Communities*

Jay Shoup, City of Marion

Jim Hatten, Oxford Township

John Peacock, Pleasant Township (Marion County)

David Hull, City of Columbus

Kevin Wheeler, City of Columbus

Matthew Shad, City of Upper Arlington

Beth Hugh, Orange Township

David Efland, City of Delaware

David Anderson, Liberty Township

*Stakeholders*

Barbara Martin, ORVA

Brian McCombs, City of Delaware

P.K. Tudor, Del-Co Water Company

Natalie Pirvu, ODNR

Scott Sanders, Delaware County RPC

Jack Brickner, Planned Communities

*MORPC Staff*

Joseph Kitchen, Planner

Erin Grushon, Planner

Brandi Whetstone, Outreach Specialist

Jerry Tinianow, Director of Center for Energy & Environment

The meeting was called to order at 4:05 p.m. Erin reviewed the agenda for the meeting and started a round of introductions. Brandi introduced guest speaker Kirby Date and described Kirby's involvement with the Balanced Growth Initiative. Kirby Date contracts with the state to research Best Local Land Use Practices (BLUUP) and provide education and outreach services to Balanced Growth communities. Many of the land use practices that Kirby researches could be included as Implementation Tools in the Olentangy Balanced Growth Plan. Kirby noted that she has links to model codes and regulations on the state's Balanced Growth website and that she continues to update those model codes and add new ones. She also mentioned that she is able to provide technical assistance to local communities who are updating ordinances to reflect the Best Local Land Use Practices.

Kirby started off her presentation by emphasizing that land use decisions in Ohio happen at the local level and stated that local governments have a vital role in making decisions that affect water quality. She then presented information about the following 6 Best Local Land Use Practices that are applicable in every watershed:

1. Comprehensive planning – Comprehensive planning is very important because most land use decisions in Ohio are made at the local level and a comprehensive plan allows communities to make these decisions based on an established vision and goals.
2. Compact development – Good design is critical to the success and public acceptance of compact development. Kirby also noted that a density of approximately 6 units per acre is recommended, but the appropriate density will vary depending on location.
3. Stormwater management - Stormwater management practices seek to reduce the quantity and improve the quality of stormwater runoff. Kirby discussed the difference between structural and non-structural stormwater management practices. Structural best management practices (BMPs), like infiltration basins or ponds, are built to reduce pollutants in stormwater runoff. Non-structural practices, like the preservation of open space and rain gardens, focus on land use practices and design approaches that can help promote better infiltration of stormwater.
4. Stream and wetland protection - This practice could help to protect properties from flooding. Kirby stressed that holding development and impervious surfaces back from the stream allows the stream to do its job and store water during major storm events. Stream and wetland setbacks work like other setbacks (i.e. street setbacks), allowing existing development to be grandfathered in and allowing developers and property owners to seek variances for special circumstances.
5. Conservation development – Conservation development is similar to a Planned Unit Development (PUD) with special standards. In conservation developments, a large portion of a site (40 – 50%) is set aside as permanent open space and the rest of the site is developed. Generally, this practice seeks to achieve “density neutrality,” meaning a developer will be able to build the same total number of units on a particular site as they would have been able to under conventional development standards. In order to do this, reduced lot sizes and reduced setbacks are permitted on the developed portion of the site.
6. Meadow protection and natural areas establishment – This is a controlled way to allow natural areas like meadows to get established.

After Kirby’s presentation, the meeting focused on discussing the local map review process. Erin told the partnership that MORPC would be sharing updated maps with the communities when they are ready and that the draft plan should be complete by the end of June. The draft plan will be distributed to the partners for review in July. The group then began to discuss some of the challenges of the local map review process.

David Hull brought up the fact that there are over 62,000 parcels in the City of Columbus, making it unique among communities that have been included in Balanced Growth Plans. David Hull and Kevin Wheeler discussed the approach that the City of Columbus was using for their initial review of the Priority Area maps. They want to add the floodplain and all conservation easements and parks to their Priority Conservation Areas. Then, the City indicated that they are considering designating all remaining land as Priority Development Areas because the infrastructure needed for development

exists throughout the city and the size of the city (over 62,000 parcels) makes a detailed parcel-by-parcel analysis of the remaining land infeasible. The partners in attendance were comfortable with this approach as long as the City of Columbus coordinates its map review process with its neighboring jurisdictions, Upper Arlington and Worthington.

Kevin Wheeler also mentioned that he would be interested in seeing the language of the plan, particularly with respect to the fact that conservation efforts could occur in Priority Development Areas and development could occur in Priority Conservation Areas. Beth Hugh agreed with this and said that Orange Township will need to review the plan text.

Next, the partnership discussed the possibility of showing the floodplain in the next round of draft maps for review. Erin said that she would ask the technical staff if we could show the floodplain in a hatched layer over the designated Priority Areas so that the Priority Areas would still be visible and communities could decide if they wanted to add the floodplain that was not already designated PCA into their Priority Conservation Areas.

Finally, Brandi informed the group that we will be putting together more educational opportunities for the summer and encouraged the partners to contact her if they had any ideas. The meeting was adjourned at 6:00 PM.