

MINUTES OF THE
BIG DARBY ACCORD ADVISORY PANEL

Tuesday, June 9th, 2026

The Big Darby Accord Advisory Panel

convened at the Franklin County Judicial Services,
Commissioners Hearing Room, 369 South High Street,
First Floor, Columbus, Ohio 43215, on Tuesday,
June 9th, 2026, 1:30 p.m.

Members Present included Ashley Hoye,
Chair; Steve Gordon, Vice Chair; Mike Reeves; Paul
Denton; Anthony Sasson; Brian Gara; and Leo
Almeida. Mr. Almeida arrived shortly after the
roll was first called and was recorded as present
thereafter. A quorum was established.

Franklin County Economic Planning
Department staff included Raimere Fitzpatrick,
Planning Administrator; Tamara Ennist, Planning
Administrator; Kayla Johnson, Planner; and Austin
Workman. Staff of the Franklin Soil and Water
Conservation District were also present.
Appearing on behalf of the applicant were Tarak
Bhatt and Jigar Patel.

1 Chairman Hoye called the June 9, 2026
2 regular meeting of the Big Darby Accord Advisory
3 Panel to order at 1:30 p.m. and directed Ms.
4 Ennist to call the roll. Upon completion of the
5 roll call, Ms. Ennist confirmed that a quorum was
6 present. The Chairman then asked staff to
7 introduce themselves, and Mr. Fitzpatrick
8 introduced the Economic Development and Planning
9 Department staff in attendance.

10 The Chairman invited corrections to the
11 minutes of the March meeting. Mr. Sasson observed
12 that, on Page 3, the minutes referenced the
13 conditions noted for the Clover Meadows
14 application but did not set out the specifics or
15 details of those conditions. He noted that the
16 conditions had been part of the approval passed by
17 the Panel and were contained in the record of
18 action prepared by the City of Hilliard planner
19 and provided to the City of Hilliard, including
20 City Council, and asked that the minutes reflect
21 those conditions.

22 Ms. Ennist stated that staff would revise
23 the minutes accordingly and bring them back to the
24 next meeting. By consensus, the Panel held the

1 agricultural lots and single-family residential
2 development, all within Brown Township and zoned
3 Rural; a religious institution is located just to
4 the south, and the Olive Farm Estate subdivision
5 was approved for rezoning and development in 2024.

6 The applicable comprehensive plan is the
7 Big Darby Watershed Master Plan, adopted in 2006.
8 No tiered areas were identified for the site,
9 which is recommended for conservation development
10 with 50 percent open space; staff found that the
11 proposal generally meets the recommendations of
12 the plan.

13 More than 50 percent open space is
14 proposed, with approximately 58 percent within a
15 proposed conservation easement, exclusive of the
16 well and septic areas. Poorly drained soils were
17 identified on site, and landscaping is proposed to
18 meet screening and buffering requirements. A
19 landscaping plan was submitted; however, the
20 maintenance and ownership of the easement areas
21 were not identified. The applicant is in
22 discussion with Franklin Soil and Water to
23 determine whether that entity may hold the
24 conservation easement. No streams or wetlands

1 March minutes for amendment, and no motion to
2 approve was taken; the minutes will be presented
3 again at the next meeting.

4 NEW BUSINESS:

5 Case AP-26-05, Walker Road.
6 Ms. Johnson presented the staff report. The
7 subject property is located at 3740 Walker Road
8 (Parcel No. 120-000043) in Brown Township and
9 comprises approximately 23.894 acres. The
10 applicant proposes to rezone the property from the
11 Rural district to the Exceptional Use district to
12 permit a youth development and cultural community
13 center. The development would be served by well
14 and septic systems and would include a stormwater
15 pond, three recreational fields, three buildings
16 (one of which would contain two dwelling units for
17 staff), and conserved open space.

18 Ms. Johnson reported that the property has
19 historically been vacant agricultural land, with
20 an access drive at the front and center of the
21 Walker Road frontage, and that no tiered
22 conservation areas, floodplain, or other
23 significant environmental features exist on the
24 lot. Surrounding properties are vacant

1 exist on the site, as referenced from federal and
2 local zoning maps.

3 With respect to stormwater, a retention
4 pond and associated infrastructure are proposed,
5 and the applicant referenced best management
6 practices including gravel construction interests,
7 dust control, soil restoration, and sediment
8 barriers. A Stormwater Pollution Prevention Plan
9 and an Operation and Maintenance Plan were
10 provided. Stormwater calculations are not
11 expected at this phase of the development
12 permitting process.

13 Both the Franklin County Stormwater
14 Drainage Manual and the Ohio EPA regulations apply
15 to this infrastructure. For wastewater, septic
16 systems are proposed; a soils report and a
17 preliminary Ohio EPA review were provided, with
18 final approvals to occur after the rezoning
19 process. No tax increment financing or new
20 community authority is warranted for the
21 development.

22 Ms. Johnson also summarized technical
23 agency review comments. The Franklin County
24 Engineer's Office advised that a traffic study

1 would be required only if two access points on
2 Walker Road were proposed; if access is minimized
3 to one, no traffic study is warranted. The
4 Engineer's Office Drainage Department required
5 erosion protection at the stormwater basin and
6 right-of-way, which the applicant has revised, and
7 requested additional detail concerning the
8 functionality of the pond, including grading and
9 emergency flow location.

10 The Franklin County Planning Department
11 requested additional detail for screening and
12 buffering adjacent to lower-intensity residential
13 uses; details for loading areas and signage, or
14 inclusion of such matters in the development text
15 if not finalized; and a draft conservation
16 easement describing the open-space areas to be
17 conserved and how they will be maintained. Staff
18 recommended approval of the rezoning from the
19 Rural district to the Exceptional Use district.

20 Mr. Sasson inquired about the timing of
21 the draft conservation easement and asked that the
22 requirement be reflected in the record.

23 Ms. Johnson clarified that the draft conservation
24 easement is required at the zoning compliance

1 open, unmanaged natural space consisting of Ohio
2 native species, which led to the prairie grass and
3 brush designations; he acknowledged that the
4 specific brush species had not been identified in
5 the application but would be Ohio native. In
6 response to Mr. Reeves, Mr. Bhatt discussed the
7 stormwater design and provided updated maps;
8 Mr. Reeves expressed concern that the retention
9 pond is shown on the high side of the site, that
10 storage volume and an allowable outlet were not
11 demonstrated, and that the water-surface elevation
12 appeared to be approximately five feet below the
13 road elevation, and stated that substantially more
14 technical information was needed. Mr. Sasson
15 asked whether the Franklin County Engineer had
16 reviewed the proposed stormwater discharge to the
17 Walker Road ditch.

18 Mr. Fitzpatrick provided clarification on
19 the process, explaining that the County Engineer's
20 Office will be the final reviewer of compliance
21 with stormwater management and water-quality
22 requirements; that the Exceptional Use district
23 does not require the level of stormwater detail
24 typically associated with a planned district, much

1 submittal rather than at the conclusion of the
2 rezoning process, noting that the statutory
3 timeline for rezoning may preclude a final
4 easement during that process, and that staff would
5 be willing to revise the format of the Big Darby
6 staff report so that the technical review comments
7 are included.

8 Mr. Gara questioned the open-space map,
9 which depicted distinct areas labeled "Vegetation:
10 Prairie Grasses" and "Vegetation: Brush," and
11 sought clarification as to how those areas would
12 be planted and maintained; staff and members noted
13 that the landscape plan narrative did not
14 adequately distinguish or define the "brush" area.

15 Mr. Denton asked about a crossed-out
16 technical item, and Ms. Johnson explained that the
17 applicant is revising the site plan and is aware
18 that the access points must be minimized to one.

19 Mr. Bhatt introduced himself and
20 Mr. Patel, stating that they are volunteers with
21 Harisumiran, also known as the Yogi Divine
22 Society, and that the group wishes to build a
23 youth center. In response to Mr. Gara, Mr. Bhatt
24 explained that Brown Township requires 50 percent

1 of which is reviewed during the zoning compliance
2 phase; and that rezoning submissions are subject
3 to strict statutory timelines that would not
4 permit the matter to be continued and reheard.

5 In response to Mr. Almeida's questions
6 about collecting information earlier,
7 Mr. Fitzpatrick explained that the zoning process
8 is separate from the site-development process for
9 the Exceptional Use district, which allows a
10 three-year time frame from approval to zoning
11 compliance and construction, and that applicants
12 are advised, but not required, to perform such
13 preparatory work in advance. Dr. Gordon expressed
14 reservations about recommending approval given the
15 limited information regarding hydrology and the
16 management of the open space, and Mr. Fitzpatrick
17 reiterated that the Panel is a recommending body,
18 not an approving body.

19 Mr. Sasson identified several substantive
20 concerns for inclusion as conditions: Oversight
21 of the conservation easement; review of plant
22 species to ensure a diverse list of species native
23 to Franklin County; and the preparation of an
24 invasive-species management plan, which he

1 emphasized would be a significant and ongoing
 2 undertaking. He cautioned against the use of
 3 certain listed species, noting that Prairie
 4 Dropseed is listed by the State of Ohio as
 5 threatened or endangered and is difficult to
 6 manage, and that Southern Wax Myrtle is not native
 7 to Ohio, and he referenced invasive-species
 8 problems observed at Alton Place and the Heritage
 9 Development. Chairman Hoyer offered to provide
 10 staff with the name and number of a professional
 11 who manages prairie plantings so that it could be
 12 forwarded to the applicant.

13 Mr. Denton raised two additional matters:
 14 The appropriateness of signage such as "Slow
 15 Moving Traffic" or "Caution Farm Equipment" in
 16 light of the rural, agricultural character of the
 17 area; and the need to deconflict the cessation of
 18 activities, commending the applicant's use of the
 19 measurable term "90 minutes after sunset" rather
 20 than the more subjective term "dusk."
 21 Mr. Fitzpatrick respectfully observed that signage
 22 and traffic impacts are not within the purview of
 23 this body, but stated that the concerns were noted
 24 by staff and would be given attention during the

1 system. The applicant is encouraged to hire a
 2 professional plant specialist to create, execute,
 3 and manage the landscape plan. The applicant is
 4 encouraged to return for an informal presentation
 5 during the zoning compliance phase of the project
 6 review.

7 The motion was seconded by Mr. Gara. Upon
 8 roll-call vote, the motion passed unanimously.
 9 Ms. Ennist announced that Case No. AP-26-05 had
 10 been recommended for approval with the conditions
 11 read into the record.

12 OTHER BUSINESS:

13 Mr. Sasson asked that the Panel
 14 Keep alive the plant-species recommendations
 15 addressing both native plants and invasive species
 16 and advance the previously drafted recommendations
 17 concerning wetlands and their buffers, requesting
 18 an opportunity to present on this work at an
 19 upcoming meeting so that the Panel might advance
 20 its collective understanding across the Accord
 21 area.

22 Mr. Reeves questioned how such
 23 recommendations would carry enforceable weight for
 24 applicants and emphasized the value of clarity for

1 zoning review.

2 Mr. Gara requested that the conditions
 3 include language discouraging the planting of
 4 state-listed species, and Mr. Reeves requested a
 5 condition encouraging the applicant to return for
 6 an informal presentation during the zoning
 7 compliance phase. Mr. Sasson agreed to send staff
 8 the most updated draft of his
 9 species-recommendations list as an exhibit for the
 10 application.

11 Dr. Gordon moved that Case AP-26-05 be
 12 recommended for approval, subject to the following
 13 conditions as read into the record:

14 A conservation easement needs to be
 15 implemented. There needs to be a review of the
 16 potential plant species, native to Franklin
 17 County, to be planted at the site, to include a
 18 diverse species list, and there needs to be an
 19 Invasive Species Management Plan. Planting of
 20 state-listed species is discouraged. A draft of
 21 the updated list of possible species will be sent
 22 to the applicant. A concern is noted regarding
 23 the feasibility of the stormwater-management plan
 24 and the outlet for stormwater to the local ditch

1 applicants, and Mr. Gara agreed that the
 2 recommendations should be incorporated into the
 3 Accord amendment process.

4 There being no further business, Chairman
 5 Hoyer adjourned the meeting at 2:42 p.m. The next
 6 regular meeting is scheduled for July 14, 2026.

7 - - - -

8 The minutes of the June 9th, 2026,
 9 Big Darby Accord Advisory Panel were approved this
 10 _____ day of _____, 2026.

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