

PLANNING COMMISSION
January 21, 2015
MOTION SUMMARY

ITEM 1. Roll Call

Chairwoman Lisa Keller called the meeting to order at 7:00 p.m.

Members Present: George Mantzoros, Dean Prall, Jim Halter, Colleen Tucker-Buck, Adam Lemke, Vice-Chairman Stacy Simpson and Chairwoman Lisa Keller

Staff Present: Dave Efland, Planning and Community Development Director and Jennifer Stachler, Assistant City Engineer

ITEM 2. Approval of the Motion Summary of the Planning Commission meeting held on December 3, 2014, as recorded and transcribed.

Motion: Mr. Halter moved to approve the Motion Summary for the December 3, 2014 meeting, seconded by Mrs. Tucker-Buck. Motion passed by a 6-0-1 (Simpson) vote.

ITEM 3. REGULAR BUSINESS

A. 2014-2486: A request by the City of Delaware for approval of a Rezoning Amendment from R-4 (Medium Density Residential District) to B-1 (Neighborhood Business District) for Shear Style Barber Shop at 21 New Market Drive on approximately 0.59 acres.

Mr. Efland reviewed the rezoning amendment request with location map, existing photos and current location conditions. Mr. Efland explained that the applicant proposes no changes to the property. Mr. Efland clarified staff recommendations for the removal of the banner style sign as a condition of approval.

APPLICANT:

Wayne Nolting, 21 New Market Drive, Delaware Ohio, Owner of Shear Style Barber Shop

Mr. Nolting reviewed the staff recommendations and conditions with Chairwoman Keller and voiced no concern over the removal of the banner style sign. Mr. Nolting expressed his desire to sell the property.

Motion: Vice-Chairman Simpson moved to approve 2014-2486, along with all staff recommendations and conditions, seconded by Mr. Prall. Motion approved by a 7-0 vote.

B. Union Electric

- (1) 2014-2505: A request by Union Electric for approval of a Rezoning Amendment to allow a Planned Mixed Use Overlay District (PMU) at 259 Vernon Avenue on approximately 1.63 acres on property zoned R-4 (Medium Density Residential District).
- (2) 2014-2506: A request by Union Electric for approval of a Conditional Use Permit allowing the placement of Planned Mixed Use Overlay District (PMU) at 259 Vernon Avenue on approximately 1.63 acres on property zoned R-4 (Medium Density Residential District).

Mr. Efland reviewed the request by Union Electric with a presentation that included the current zoning map, aerial photographs, current site plan and existing conditions.

APPLICANT:

Anthony Nottturniano, 74 Glengary Drive, Delaware Ohio, owner of Union Electric

Mr. Nottturniano provided information on the services that they provide and maintenance completed on the property.

Motion: Vice-Chairman Simpson moved to approve 2014-2505 along with all staff recommendations and conditions, seconded by Mr. Lemke. Motion approved by a 7-0 vote.

Motion: Vice-Chairman Simpson moved to approve 2014-2506, along with all staff recommendations and conditions, seconded by Mr. Lemke. Motion approved by a 7-0 vote.

C. Delaware Place

- (1) 2015-0013: A request by MV Affordable Housing LLC for approval of a Rezoning Amendment for Delaware Place zoned R-7 & B-3 PMU (Multi-Family Residential and Community Business District with a Planned Mixed Use Overlay District) at 351 South Sandusky Street on approximately 7.34 acres bounded by Sandusky Street, Weiser Avenue and Henry Street.
- (2) 2015-0014: A request by MV Affordable Housing LLC for approval of a Preliminary Development Plan for Delaware Place Phase 2 zoned R-7 & B-3 PMU (Multi-Family Residential and Community Business District with a Planned Mixed Use Overlay District) at 351 South Sandusky Street on approximately 7.34 acres bounded by Sandusky Street, Weiser Avenue and Henry Street.

Mr. Efland reviewed the request by MV Affordable Housing LLC with a presentation that included the location map of the property, the current zoning map, aerial photographs, and the sub-area map of the property. Mr. Efland

reviewed the three phases of development. Mr. Efland amended staff recommendation and condition item four to reflect the change of 42 parking spaces to 44 parking spaces. Mr. Efland also clarified property location bounded by Sandusky Street, Weiser Avenue and Henry Street.

APPLICANT:

Denise Blake, 9349 Waterstone Blvd, Cincinnati Ohio, Representative of Miller Valentine

Motion: Mr. Halter moved to approve 2015-0013, along with all staff recommendations and conditions, seconded by Mrs. Tucker-Buck. Motion approved by a 7-0 vote.

Motion: Mr. Halter moved to approve 2015-0014, along with all staff recommendations and conditions, seconded by Mrs. Tucker-Buck. Motion approved by a 7-0 vote.

D. 2014-2507: A request by Maronda Homes for approval of Final Subdivision Plat for Curtis Farms Phase 3 located at the terminus of Carolyn Lane and Delaware Drive which consists of 29 single family lots on 13.5 acres zoned R-4 (Medium Density Residential District).

Mr. Efland reviewed the request of the Final Subdivision Plan for Curtis Farms Phase 3. Mr. Efland reviewed in the presentation a location map, aerial photographs, the approved preliminary subdivision plat, and the approximate lot size and approximate square footage of the projected homes. Mr. Efland reviewed future plans for a park place and open space to occur in Phase 4. Mr. Efland also discussed potential for developer to coordinate with the elementary school the connection of a bike path to allow school access.

APPLICANT:

Chad Buckley, 250 Old Wilson Bridge Road, Suite 250, Worthington Ohio, Representative of Civil & Environmental Consultants, Inc.

Motion: Mr. Lemke moved to approve 2014-2507, along with all staff recommendations and conditions, seconded by Mr. Mantzoros. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland discussed with the Commission the need for election of officers, and presented to the Commission the ability to vote at the next meeting if they preferred.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Chairwoman Keller discussed the role of Chairperson and that any Commission Member can be appointed in the role. Chairwoman Keller and Mr. Efland discussed that a vote did not need to occur at this meeting, if Commission Members preferred to wait.

Motion: Mr. Halter moved to nominate Mrs. Keller as Chairwoman of the Planning Commission, seconded by Vice-Chairman Simpson. Motion approved by a 7-0 vote.

Motion: Mrs. Tucker-Buck moved to nominate Mr. Simpson as Vice-Chairman of the Planning Commission, seconded by Mr. Halter. Motion approved by a 7-0 vote.

Mr. Lemke requested information regarding the interior work being completed at Brooklyn Heights.

Mr. Halter requested information on the lighting of the Houk Road Bike Path.

Mr. Simpson discussed the new businesses of Arby's and Victor's Taco Shop.

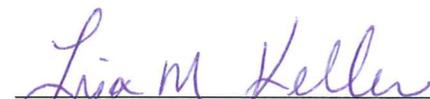
Mr. Prall requested the 2015 schedule of meetings.

Mr. Mantzoros discussed the progress being completed at the upcoming Panera Bread.

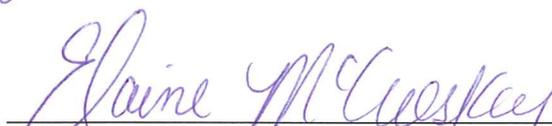
ITEM 6. NEXT REGULAR MEETING: February 4, 2015

ITEM 7. ADJOURNMENT:

Motion: Chairman Keller moved for the January 21, 2015 Planning Commission meeting to adjourn. The meeting adjourned at 8:14 p.m.



Chairman Lisa Keller



Elaine McCloskey, Clerk