

PLANNING COMMISSION
February 4, 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 Lance Schultz, Zoning Administrator

ITEM 2. Approval of the Motion Summary of the Planning Commission meeting held on January 21, 2015, as recorded and transcribed.

Motion: Mr. Halter moved to approve the Motion Summary for the January 21, 2015 meeting, seconded by Mrs. Tucker-Buck. Motion passed by a 7-0 vote.

ITEM 3. REGULAR BUSINESS

A. 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 7.86 acres bounded by Sandusky Street, Weiser Avenue and Henry Street.
- (2) 2015-0014: A request by MV Affordable Housing LLC for approval of an Amended Preliminary Development Plan for Delaware Place Phase 2 & 3 zoned R-7 & B-3 (Multi-Family Residential and Community Business District with a Planned Mixed Use Overlay District) at 351 South Sandusky Street on approximately 7.86 acres bounded by Sandusky Street, Weiser Avenue and Henry Street.

Mr. Efland provided a presentation of the location of the property and reviewed the sub-area map. Mr. Efland provided a summary of the proposed amended preliminary plan and reviewed the different building elevations. Mr. Efland clarified the plan for senior residential living on the second level, with commercial office space on the lower level. Mr. Efland reviewed the location and access to the parking lot, including traffic patterns and loading zone availability.

APPLICANT:

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

Ms. Blake provided an update on current occupancy rates and current wait list.

Motion: Vice-Chairman Simpson moved for approval of 2015-0013, along with all staff recommendations, seconded by Mr. Lemke. Motion approved by a 7-0 vote.

Motion: Vice-Chairman Simpson moved for approval of 2015-0014, along with all staff recommendations, seconded by Mr. Lemke. Motion approved by a 7-0 vote.

B. Engineered Materials Systems

- (1) 2015-0025: A request by Sawmill Delaware Investments LLC for approval of a Final Subdivision Plat at 2663 Airport Road (parcel #419-220-02-003-000) on approximately 47.558 acres zoned M-1 PMU (Light Manufacturing with a Planned Mixed Used Overlay District).
- (2) 2015-0026: A request by Sawmill Delaware Investments LLC for approval of a Final Development Plan for Engineering Materials Systems for a 61,600 square foot building with a potential 40,000 square foot addition in Phase 2 located on proposed Innovation Court on approximately 8.898 acres zoned M-1 PMU (Light Manufacturing with a Planned Mixed Use Overlay District).

Mr. Schultz provided a presentation which included the location map, zoning map and aerial photographs. Mr. Schultz reviewed the final subdivision plat. Mr. Schultz informed the Commission that access to the site depends on the construction of Sawmill Parkway, and he reviewed the alternate access route until construction of Sawmill Parkway begins. Mr. Schultz also reviewed the tree removal and replacement plan, as well as, the landscaping plans, lighting plans, signage and building design.

Motion: Mrs. Tucker-Buck moved to approve 2015-0025, along with all staff recommendations, seconded by Mr. Halter. Motion approved by a 7-0 vote.

Motion: Mrs. Tucker-Buck moved to approve 2015-0026, along with all staff recommendations, seconded by Mr. Halter. Motion approved by a 7-0 vote.

C. 2015-0034: A request by Delaware City Schools for approval of a Combined Preliminary and Final Development Plan for a Building Expansion and Parking Lot Conversion for Delaware Hayes High School on approximately 29.42 acres zoned R-3 (One-Family Residential District) and located at 289

Euclid Avenue.

Mr. Schultz reviewed the proposed site plans, including landscaping plans, lighting plans, and staff recommendations. Mr. Schultz informed the Commission that Delaware City Schools will come before the Board and Zoning Appeals Board on February 11, 2015 to request a variance.

APPLICANT:

Mr. Larry Davis, 149 Westwood Avenue, Delaware, Ohio, Representative for Delaware City Schools.

Mr. Davis reviewed the security plans for the building and the plans to reorganize the classrooms for the academic building expansion project. Mr. Davis discussed with the Commission enrollment projections for the year 2020.

Motion: Mr. Lemke moved to approve 2015-0034, along with all staff recommendations, seconded by Mr. Halter. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland provided an update on the joint City Council and Delaware City School Board meeting held February 2, 2015. Mr. Efland discussed the upcoming land annexation to be presented to Council at the February 8, 2015 meeting. Mr. Efland provided an update on the street lights for the Houk Road Bike Path.

Mr. Schultz discussed potential upcoming projects.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Prall informed the Commission that he will be unable to attend the June 3, 2015 meeting.

Mrs. Tucker-Buck requested information on the Kensington Place improvements. Mr. Efland provided information on the recent construction plans for Ryan Homes in this location.

ITEM 6. NEXT REGULAR MEETING: March 4, 2015

ITEM 7. ADJOURNMENT:

Motion: Chairman Keller moved for the February 4, 2015 Planning Commission meeting to adjourn. The meeting adjourned at 8:11 p.m.

Lisa M Keller

Chairman Lisa Keller

Elaine McCloskey

Elaine McCloskey, Clerk