

PLANNING COMMISSION
March 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, Vice-Chairman Stacy Simpson and Chairwoman Lisa Keller

Members Absent: Adam Lemke

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

Motion to Excuse: Vice-Chairman Simpson moved to excuse Mr. Lemke, seconded by Mr. Halter. Motion approved by a 6-0 vote.

ITEM 2. Approval of the Motion Summary of the Planning Commission meeting held on February 4, 2015, as recorded and transcribed.

Motion: Mr. Halter moved to approve the Motion Summary for the February 4, 2015 meeting, seconded by Mrs. Tucker-Buck. Motion passed by a 6-0 vote.

ITEM 3. REGULAR BUSINESS

A. Fidelity Federal Savings and Loan and Turning Point

- (1) 2015-0201: A request by Fidelity Federal Savings and Loan and Turning Point for approval of a Rezoning Amendment from R-4 (Medium Density Residential District) to R-4 PMU (Medium Density Residential with a Planned Mixed Use Overlay District) at 500 North Liberty Street (parcels 519-423-01-045-000, 519-423-01-046-001 and 519-423-01-047-001) on approximately 14.9 acres.
- (2) 2015-0203: A request by Fidelity Federal Savings and Loan and Turning Point for approval of a Conditional Use Permit allowing the placement of PMU (Planned Mixed Use Overlay District) to be established at 500 North Liberty Street (parcels 519-423-01-045-000, 519-423-01-046-001 and 519-423-01-047-001) on approximately 14.9 acres zoned R-4 (Medium Density Residential District).
- (3) 2015-0204: A request by Turning Point for approval of a Preliminary and Final Development Plan in Sub-Area A at 500 North Liberty Street (parcel 519-423-01-045-000) on approximately 7.73 acres zoned R-4 PMU (Medium Density Residential District with a Planned Mixed Use Overlay District).
- (4) 2015-0206: A request by Fidelity Federal Savings and Loan and Turning

Point for approval of an Amendment to the Comprehensive Plan on property designated as Institutional and High Density Single Family on the future land use map to Mixed Use at 500 North Liberty Street (parcels 519-423-01-045-000, 519-423-01-046-001 and 519-423-01-047-001) on approximately 14.9 acres zoned R-4 PMU (Medium Density Residential District with a Planned Mixed Use Overlay District).

Mr. Schultz reviewed the comprehensive plan recommendations. Mr. Schultz presented aerial photographs and site photos, which distinguished sub-area A as the final development plan for Turning Point, and sub-area B, as Fidelity Federal with no identified site plan. Mr. Schultz reviewed the tree removal and replacement plan. Mr. Efland explained that there was a neighborhood meeting held March 3, 2015 to discuss the plans for Turning Point.

APPLICANT:

Mr. Michael Shade, P.O. Box 438, Delaware, Ohio, Representative for Fidelity Federal Savings and Loan

Mr. William Cornely, 810 Cambridge Court, Worthington, Ohio, Representative for Turning Point

Mr. Cornely provided a review of the neighborhood meeting that had approximately fifteen residents in attendance. Mr. Cornely explained many concerns voiced were related to safety. Mr. Williams explained that the facility will be staffed twenty-four hours a day for safety precautions.

Motion: Mr. Halter moved to approve 2015-0201, along with all staff recommendations, seconded by Mr. Mantzoros. Motion approved by a 6-0 vote.

Motion: Mr. Halter moved to approve 2015-0203, along with all staff recommendations, seconded by Mr. Mantzoros. Motion approved by a 6-0 vote.

Motion: Mr. Halter moved to approve 2015-0204, along with all staff recommendations, seconded by Mr. Mantzoros. Motion approved by a 6-0 vote.

Motion: Mr. Halter moved to approve 2015-0206, along with all staff recommendations, seconded by Mr. Mantzoros. Motion approved by a 6-0 vote.

B. 2015-0175: A request by WRD Real Estate, LLC for approval of a Conditional Use Permit for a Self-Storage Facility at 35 South Franklin Street on approximately 0.50 acres zoned B-3 (Community Business District).

Mr. Efland provided a presentation that included the location map, aerial photographs, and building layout.

APPLICANT:

Mr. Mike Dickey, 38 South Franklin Street, Delaware, Ohio, Representative for WRD Real Estate.

Mr. Dickey explained that the facility will have twenty-four hour access.

Motion: Vice-Chairman Simpson moved to approve 2015-0175, along with all staff recommendations, seconded by Ms. Tucker-Buck. Motion approved by a 6-0 vote.

- C. 2015-0177: A request by Buehler's Food Markets Inc. for approval of a Final Subdivision Plat at 800 West Central Avenue on approximately 16.59 acres zoned B-3 PUD (Community Business District with Planned Unit Development District).

Mr. Schultz provided a history of the site rezoning in 2013, and the approval for the Final Development Plan in 2014 for Panera. Mr. Schultz reviewed current zoning, and provided a presentation that included aerial photographs. Mr. Schultz reviewed the tree replacement plan, and the existing access to the site, which will remain the same.

APPLICANT:

Mr. George Wisener, 3381 Byers Road, Delaware, Ohio

Motion: Mr. Halter moved to approve 2015-0177, along with all staff recommendations, seconded by Vice-Chairman Simpson. Motion approved by a 6-0 vote.

D. Brown Jug Storage

- (1) 2015-0208: A request by Brown Jug Storage for approval of an amended Conditional Use Permit to allow a storage building expansion (Phase 3) on approximately 1.48 acres on property zoned B-3 (Community Business District) located at 224 East William Street.
- (2) 2015-0209: A request by Brown Jug Storage for approval of a Development Plan Exemption to allow a storage building expansion (Phase 3) on approximately 1.48 acres on property zoned B-3 (Community Business District) located at 224 East William Street.

Mr. Efland provided a presentation that included a location map. Mr. Efland explained to the Commission that this is for Phase 3, and reviewed conditions that were met for Phase 1 and Phase 2. Mr. Efland provided in the presentation the zoning map, aerial photographs, and reviewed the easements and new utility line placements. Mr. Efland informed the Commission that Brown Jug Storage will present before the Board of Zoning Appeals for approval for a variance on March 11, 2015.

APPLICANT:

Mr. Jim Manos, 5973 Macewen Court, Dublin, Ohio

Mr. Manos discussed current landscaping and fencing on the site, and plans to build eight more storage units.

Motion: Vice-Chairman Simpson moved to approve 2015-0208, along with all staff recommendations, seconded by Mr. Mantzoros. Motion approved by a 6-0 vote.

Motion: Vice-Chairman Simpson moved to approve 2015-0209, along with all staff recommendations, seconded by Mr. Mantzoros. Motion approved by a 6-0 vote.

E. ODOT US 42 Access Management Study Presentation

Mr. Elvin Pinckney, 282 Electric Avenue, Westerville, Ohio, Noise and Air Specialist for Burton Planning Consultants

Mr. Pinckney provided information pertaining to a the survey that allows the public an opportunity to voice concerns on traffic. Mr. Pinckney to follow-up with Mr. Efland on any future development plans.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Schultz discussed potential upcoming projects including changes to Stockdale Farm's plan.

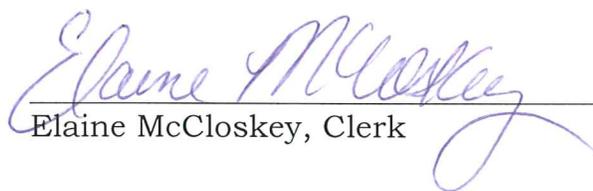
ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: April 1, 2015

ITEM 7. ADJOURNMENT:

Motion: Chairman Keller moved for the March 4, 2015 Planning Commission meeting to adjourn. The meeting adjourned at 8:17 p.m.


Chairman Lisa Keller


Elaine McCloskey, Clerk