

**PLANNING COMMISSION**  
**April 1, 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, Vice-Chairman Stacy Simpson and Chairwoman Lisa Keller

Members Absent: Adam Lemke and Colleen Tucker-Buck

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 and Ms. Tucker-Buck, seconded by Mr. Prall. Motion approved by a 5-0 vote.

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

**Motion:** Mr. Mantzoros moved to approve the Motion Summary for the March 4, 2015 meeting, seconded by Mr. Prall. Motion passed by a 5-0 vote.

ITEM 3. REGULAR BUSINESS

A. Stockdale Farms

- (1) 2015-0335: A request by LYH, LLC for approval of an Amended Preliminary Development Plan for Stockdale Farms consisting of 320 single family units on 158.2 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads.
- (2) 2015-0336: A request by LYH, LLC for approval of an Amended Preliminary Subdivision Plat for Stockdale Farms consisting of 320 single family units on 158.2 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads.

Mr. Schultz provided a presentation that included the zoning map, aerial photos, and reviewed the past history of the Stockdale Farms. Mr. Schultz reviewed the proposed development plan and discussed the decision by the Applicant to eliminate the access point on Polluck Road and provide an additional access point on Braumiller Road. Mr. Schultz reviewed the conditions for approval, as well as the designated open space. The parks are to be maintained by the Homeowner's Association. Mr. Schultz provided a review

of the landscaping buffer to the homeowner that is adjacent to the development and that the Applicant and the homeowner's agreement for more landscaping, with the possibility of the landscaping to be placed on the homeowners property.

Mr. Halter questioned the need to change the access point from Polluck Road to Braumiller Road. Ms. Stachler discussed the reasons for the change in the access point with regards to the steep grade and safety concerns on Polluck Road.

APPLICANT:

David Denniston, Engineer  
Advanced Civil Design  
422 Beecher Road  
Gahanna Ohio

Mr. Denniston discussed the decision to move the access point.

PUBLIC PARTICIPATION:

John Lewis  
464 Braumiller Road  
Delaware, Ohio

Mr. Lewis voiced concern over the new access location which is east of his property. He voiced concern over the curves and narrowness of Braumiller Road.

Windell Wheeler  
23 Penwick Avenue  
Delaware, Ohio

Mr. Wheeler voiced concern over the responsibility for the home owners association to maintain the designated parks, and that there will be a high cost reflection in the home owner association fees. Mr. Wheeler also requested information on the school district that the development will reside in. Mr. Efland provided information on Olentangy City School District. Mr. Efland also explained that the developer will be responsible for maintenance until the residents take over control of the home owners association.

**Motion:** Mr. Halter moved to approve 2015-0335, along with all staff recommendations and conditions, seconded by Vice-Chairman Simpson. Motion approved by a 5-0 vote.

**Motion:** Mr. Halter moved to approve 2015-0336, along with all staff recommendations and conditions, seconded by Vice-Chairman Simpson. Motion approved by a 5-0 vote.

- B. 2015-0336: A request by Stop-N-Go Storage for approval of a Combined Preliminary and Final Development Plan for a Self-Storage Facility on approximate 8.1 acres zoned M-2 (General Manufacturing District) located south of East Williams Street, east of East Point Crossing and north of the City Public Works Facility.

Mr. Schultz provided a presentation that included the location map, zoning map, which allows for indoor and outdoor storage, aerial photographs, and the proposed site plan. Mr. Schultz reviewed the two phases for the site plan, and the proposed signage, and proposed building renderings. Mr. Schultz reviewed staff recommendations and conditions.

APPLICANT:

Mark Hazel, Representative  
Site Engineering  
7453 East Main Street  
Reynoldsburg, Ohio

Alexis Zeune, Owner  
Stop-N-Go  
5909 Westerville Road  
Westerville, Ohio

A discussion was held on the colors for the garage doors. Ms. Zeune informed the Commission that the closing on the property was contingent on the approval of the Planning Commission and Council.

Mr. Halter voiced concern over the increased traffic to the area. Ms. Zeune discussed the time limit that renters have to access the storage unit, and that they are encouraged to bring storage, drop off belongings, and leave the premises. Ms. Zeune informed the Commission that designated hours have not been confirmed at this time.

A discussion was held on the landscaping of the property to assist with the aesthetics of the property.

PUBLIC PARTICIPATION:

Kim Zeune  
7726 Watkins Road  
Pataskala, Ohio

Mr. Zeune informed council that a landscape architect was consulted to recommend tree placement.

Windell Wheeler  
23 Penwick Avenue  
Delaware, Ohio

Mr. Wheeler voiced concern over the utilities and placement of fiber optics that run through the property. Mr. Hazel demonstrated on a map the location of the fiber optics, and that the line will not need to be removed.

A discussion was held over the design of the building and the location of the office layout. Ms. Zeune discussed that the layout was to make for easier access for customers. Discussion was also held on possible redesign of the layout to improve the aesthetics of the building. Ms. Zeune discussed preference to remain with current proposed plan.

**Motion:** Mr. Mantzoros moved to approve 2015-0348, along with all staff recommendations, seconded by Mr. Prall. Motion failed with a 2-3 (Halter, Simpson, Keller) vote.

Mr. Efland reviewed next proceedings to the Applicant that can come before Council.

ITEM 4. PLANNING DIRECTOR'S REPORT

An update was provided on the Glenn Ross North proposed development.

Mr. Efland requested a presentation by MORPC of the 2015 planning results. The Commission was agreeable to a presentation.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: May 6, 2015

ITEM 7. ADJOURNMENT:

**Motion:** Chairman Keller moved for the April 1, 2015 Planning Commission meeting to adjourn. The meeting adjourned at 8:25 p.m.

  
Chairman Lisa Keller

  
Elaine McCloskey, Clerk