

**PLANNING COMMISSION
MOTION SUMMARY
May 6, 2015**

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: Joe Rose, Intern, Jennifer Stachler, Assistant City Engineer, 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 April 1, 2015, as recorded and transcribed.

Motion: Mr. Halter moved to approve the Motion Summary for the April 1, 2015 meeting, seconded by Mr. Mantzoros. Motion passed by a 6-0-1 (Lemke) vote.

ITEM 3. REGULAR BUSINESS

A. 2015-0348: 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 William Street, east of East Point Crossing and north of the City Public Works Facility.

Anticipated Process

a. Make and pass a motion to '*renew case 2015-0348*' by majority vote. One of those voting in descent at last month's meeting should make the initial motion (Halter, Keller, or Simpson)

Motion: Vice-Chairman Simpson moved to renew case 2015-034, seconded by Mr. Prall. Motion approved by a 7-0 vote.

b. Staff presentation of plan modifications

Mr. Efland reviewed the location map, zoning map, and provided an aerial photograph of the property location. Mr. Efland reviewed the proposed site plan, building setback, the revised elevations and additional landscaping. Mr. Efland informed staff that the garage doors were changed to a tan color. Mr. Efland reviewed for staff the entrance and exit access points.

c. Applicant presentation of plan modifications

APPLICANT:

Alexis Zeune
3121 Summertrail Dr.
Galena, Ohio

Steve Martin Manos, Martin & Pergram Co., LPA
50 N. Sandusky St.
Delaware, Ohio

Mr. Martin requested the consideration of silver galvanized steel roof to decrease cost and maintenance. Mr. Martin stated that the applicant is agreeable to all staff conditions and recommendations.

PUBLIC PARTICIPATION:

Kim Zeune
7726 Watkins
Pataskala, Ohio

Mr. Zeune discussed the benefits to the environment, reduction in cost, and reduction in maintenance that the galvanized roof has compared to a painted roof.

Vice-Chairman Simpson and Mr. Lemke expressed no concerns with changes to the roof.

d. Motion to approve the case as revised and vote (4 affirmative votes are required for passage)

Motion: Vice-Chairman Simpson moved to approve 2015-0348, along with all staff recommendations and conditions, seconded by Mr. Lemke. Motion approved by a 7-0 vote.

B. Stockdale Farms

(1) 2015-0521: A request by LYH, LLC for approval of a Final Development Plan for Stockdale Farms Phase 1 consisting of 60 single family lots on approximately 44.74 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) 2015-0522: A request by LYH, LLC for approval of a Final Subdivision Plat for Stockdale Farms Phase 1 consisting of 60 single family lots on approximately 44.74 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.

Anticipated Process

a. Staff Presentation

Mr. Schultz provided a presentation that included the zoning map and aerial photographs of the development site. Mr. Schultz reviewed the preliminary development plan, the proposed final development plan and plat for Phase 1. Mr. Schultz included in the presentation the lot size, house design, and the designated park land and open space. Mr. Schultz reviewed the Braumiller entrance plan site.

Mr. Efland stated that staff has been in contact with a neighbor whose driveway lines up with the main access drive of Braumiller in Phase 2. Mr. Efland discussed with the commission the need to work with the neighbor and the developer to relocate the entrance in Phase 2.

Chairwoman Keller voiced her concern over the connection of subdivisions and the need to prevent the connection road from being a speed zone. Mr. Efland discussed the various access points in the subdivisions to assist in preventing a speed zone.

Mr. Halter voiced his concern over the increase use of traffic that will be accessing U.S. 23 from Pollock Road and the danger and difficulty to proceed south on U.S. 23 from Pollock Road. Ms. Stachler indicated that O.D.O.T is working with the City on an access plan.

Mr. Prall voiced his concern on how the new subdivision will not be part of the Community Authority for Glenn Road Parkway. Mr. Efland explained that the subdivision will not have direct access to Glenn Road Parkway.

b. Applicant Presentation

APPLICANT:

Mark Inks, LYH, LLC
5695 Avery Road
Dublin, Ohio

David Denniston
Advanced Civil Design
422 Beecher St.
Gahanna, Ohio

c. Public comment (no public hearing)

There was no public comment.

d. Commission Action

Motion: Vice-Chairman Simpson moved to approve 2015-0521, along with all staff recommendations and conditions, seconded by Mrs. Tucker-Buck. Motion approved by a 7-0 vote.

Motion: Vice-Chairman Simpson moved to approve 2015-0522, along with all staff recommendations and conditions, seconded by Mrs. Tucker-Buck. Motion approved by a 7-0 vote.

C. The Communities at Glenross

(1) 2015-0518: A request by Pulte Homes of Ohio LLC., for approval of an Amended Final Development Plan for the Communities at Glenross Section 5 consisting of 39 single-family lots on 28.117 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay) located on Balmoral Drive, White Fawn Run, Night Bird Lane and Crick Stone Drive.

(2) 2015-0519: A request by Pulte Homes of Ohio LLC., for approval of an Amended Final Subdivision Plat for the Communities at Glenross Section 5 consisting of 39 single-family lots on 28.117 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay) located on Balmoral Drive, White Fawn Run, Night Bird Lane and Crick Stone Drive.

Anticipated Process

a. Staff Presentation

Mr. Schultz provided a presentation that included the location map and zoning map. Mr. Schultz reviewed the approved preliminary development plan and subdivision plat, and reviewed the changes to the storm water retention pond. Mr. Schultz stated that the subdivision is located in the Delaware South Community Authority.

Ms. Stachler stated that surrounding residents were made aware of the enlargement of the retention pond.

b. Applicant Presentation

APPLICANT:

Steve Peck, for Pulte Homes
4900 Tuttle Crossing Blvd
Columbus, Ohio

Mr. Peck stated that the pond will be a standard depth and will not be used for recreational purposes.

c. Public comment (no public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Halter moved to approve 2015-0518, along with all staff recommendations and conditions, seconded by Mr. Mantzoros. Motion approved by a 7-0 vote.

Motion: Mr. Halter moved to approve 2015-0519, along with all staff recommendations and conditions, seconded by Mr. Mantzoros. Motion approved by a 7-0 vote.

- D. 2015-0534: A request by 84 Lumber Company for approval of a Development Plan Exemption to allow the construction of a 6,000 square foot storage shed on 8.15 acres zoned B-4 (General Business District) located at 2045 US 23 North.

Anticipated Process

a. Staff Presentation

Mr. Rose provided a presentation that included the location map and the zoning map. Mr. Rose provided a history of the property and informed the Commission that in 1999 84 Lumber was approved to build a third storage shed on the property. Mr. Rose reviewed the proposed development plan to construct a fourth storage shed. Mr. Rose reviewed the proposed plan and the tree replacement plan.

b. Applicant Presentation

Jim Zaunik, Professional Engineer for 84 Lumber Company
1019 Rte. 519
Eighty Four, PA

Mr. Zaunik had no concerns on the tree replacement plan.

c. Public comment (no public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Lemke moved to approve 2015-0534, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland stated that he plans to have the 2015 MORPC presentation in June or July.

Mr. Schultz provided an update on upcoming cases including Village Gate Apartments and an informal review of a concept plan for Ohio Wesleyan University for student housing on the north side of Rowland Avenue.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mrs. Tucker-Buck had a concern regarding the supply of housing may exceed the demand within the City of Delaware. Mr. Efland addressed this concern and explained that currently the demand does not meet the current supply.

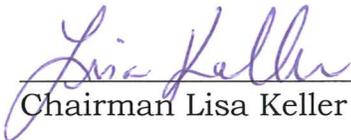
Mr. Prall stated that he will be absent for the June 3, 2015 meeting.

Vice-Chairman Simpson stated that the Tire Discounters open sign has been flashing in the window. Mr. Efland plans to address this concern with the owners.

ITEM 6. NEXT REGULAR MEETING: June 3, 2015

ITEM 7. ADJOURNMENT:

Motion: Chairman Keller moved for the May 6, 2015 Planning Commission meeting to adjourn. The meeting adjourned at 8:27 p.m.



Chairman Lisa Keller



Elaine McCloskey, Clerk