

**PLANNING COMMISSION
MOTION SUMMARY
JUNE 3, 2015**

ITEM 1. Roll Call

Chairwoman Lisa Keller called the meeting to order at 7:02 p.m.

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

Members Absent: Dean Prall

Staff Present: Dave Efland, Planning and Community Development Director, and Lance Schultz, Zoning Administrator.

Motion to Excuse: Vice-Chairman Simpson moved to excuse Mr. Prall from the Planning Commission meeting, June 3, 2015, 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 May 6, 2015, as recorded and transcribed.

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

ITEM 3. PUBLIC COMMENT

ITEM 4. REGULAR BUSINESS

A. 2015-0810: A request by Ohio Wesleyan University for an Informal Review for Small Living Unit (SLU'S) student housing on seven parcels located on the north side of Rowland Avenue located between South Washington Street and South Liberty Street on property zoned R-6 (Multi-Family Residential District).

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the comprehensive plan and provided an aerial photograph of the location. Mr. Schultz explained that Ohio Wesleyan University plans to remove and replace Small Living Unit (SLUs) student housing located along Rowland Avenue, with future plans to build additional SLUs to replace others located elsewhere on the campus. The new SLUs will replace older buildings that are hard to maintain. Mr. Schultz also discussed the goal to make Rowland Avenue extended for the Jaywalk concept, and to cease the use of vehicular traffic on the street.

b. Applicant Presentation

APPLICANT:

Randy Reger
BSHM-Architects
137 North Washington Street
Delaware, Ohio

Christine Chidester, Ohio Wesleyan University Construction Manager
46 Campus Street
Delaware, Ohio

Mr. Reger discussed the plan to build new SLU's along Rowland Avenue that will consist of four duplex's that will consist of two units in each. Mr. Reger explained that each unit would house twelve students, with twenty four students in a duplex. These plans will be developed as funding is available. Mr. Reger discussed the current maintenance issues that are experienced throughout the eight SLU's in older housing that are present throughout the campus.

Mr. Mantzoros requested information on the expected materials to be used on the exterior of the duplex. Mr. Reger explained that the plan was to use lower maintenance materials, such as, cement board siding.

Ms. Tucker-Buck requested information on parking availability for the units. Mr. Reger explained that parking was discussed and that there is adequate parking throughout the campus, but that there will be discussions for limited parking behind the units for handicap parking and a loading zone.

Mr. Halter voiced his concern regarding the plans to lose parking along Rowland Avenue for the Jaywalk concept and will take away necessary parking spots from the citizens of Delaware.

Chairwoman Keller requested information regarding the access for emergency vehicles on Rowland Avenue. Mr. Efland explained that discussions will continue with Chief Donahue regarding this issue.

Ms. Chidester discussed the evaluation that the university has conducted to determine the parking situation.

Mr. Lemke requested information on how many students of Ohio Wesleyan University have access to vehicles and discussed the parking situation at other universities and colleges would be similar to what is proposed.

Mr. Halter requested that residents that surround Rowland Avenue and not

just students of the university be considered during the consideration of the extension of the Jaywalk concept on Rowland Avenue.

- c. Public Comment (no public hearing)

PUBLIC PARTICIPATION

Dick Seebode
132 Delaware Crossing West
Delaware, Ohio

Mr. Seebode requested information on how many students are currently residing in the SLUs. Mr. Reger informed the commission that there were currently thirty six students.

- d. No Action by the Commission

B. MORPC Presentation

PRESENTER:

Amelia Constanzo, MORPC Principal Planner
aconstanzo@morpc.org
614-233-4161

Ms. Constanzo provided a presentation on the Insight2050 Scenario Metrics Summary. The summary reviewed four potential scenarios that represented a different way of accommodating projected housing and job growth in Central Ohio to the year 2050.

ITEM 5. PLANNING DIRECTOR'S REPORT

Mr. Schultz provided an update of possible development projects for the July meeting.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Lemke requested information on the potential for Pat Catan's to be developed. Mr. Efland stated that there have been discussions for Pat Catan's to be placed in the former Kroger's location off of South Sandusky Street.

Mr. Halter requested information on the potential for lights around the bridge of the Houk Road bike path. Mr. Efland discussed the concerns and spoke of the need to put into the capital improvement plan.

Mr. Halter voiced his concern over the restrictions for left turns going east on Central Avenue in front of Panera. Mr. Efland plans to forward this concern to the city engineer.

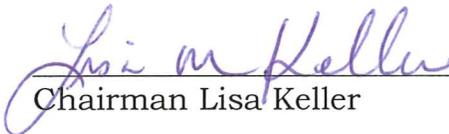
Chairwoman Keller requested information on the design standards for Adalee Park. Chairwoman Keller stated that she has had complaints regarding the planting of seed and not using sod. Mr. Efland explained that the sod use is not a requirement.

Chairwoman Keller voiced her concern regarding the high grass in undeveloped parcels in Millbrook and Adalee Park. Mr. Efland discussed the process of notifying the developers to mow before the city mows the parcel. Mr. Efland explained that with the administrative fees for the city to mow there has been an increase in compliance from developers.

ITEM 7. NEXT REGULAR MEETING: July 1, 2015

ITEM 8. ADJOURNMENT:

Motion: Chairman Keller moved for the June 3, 2015 Planning Commission meeting to adjourn. The meeting adjourned at 8:48 p.m.


Chairman Lisa Keller


Elaine McCloskey, Clerk