

**PLANNING COMMISSION
MOTION SUMMARY
JULY 1, 2015**

ITEM 1. Roll Call

Chairwoman Lisa Keller called the meeting to order at 7:05 p.m. in the Moses Byxbe Room at Mingo Park.

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

Staff Present: 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 June 3, 2015, as recorded and transcribed.

Motion: Mr. Halter moved to approve the Motion Summary for the June 3, 2015 meeting, seconded by Vice-Chairman Simpson. Motion passed by a 6-0-1 (Prall) vote.

ITEM 3. REGULAR BUSINESS

A. Smith Elementary School

- (1) 2015-1051: A request by Delaware City Schools for approval of a Conditional Use Permit for an Addition, Renovation and Site Improvements for Smith Elementary School on approximately 3.40 acres zoned R-3 (One-Family Residential District) and located at 355 North Liberty Street.
- (2) 2015-1052: A request by Delaware City Schools for approval of a Combined Preliminary and Final Development Plan for an Addition, Renovation and Site Improvements for Smith Elementary School on approximately 3.40 acres zoned R-3 (One-Family Residential District) and located at 355 North Liberty Street.

Anticipated Process

a. Staff Presentation

Mr. Schultz provided a presentation that included information on the proposed site plan, access to the site, and new entrance locations. A discussion was held on the buffering and landscaping plan adjacent to the neighbors. Mr. Schultz reviewed the building elevations and conditions for approval.

b. Applicant Presentation

APPLICANT:

Larry Davis
149 Westwood Avenue
Delaware, Ohio 43015

Mr. Davis provided information and location on the addition for school age child care center. Mr. Davis provided information on the estimated growth of the student population.

- c. Public comment (public hearing)
- d. Commission Action

Motion: Vice-Chairman Simpson moved to approve 2015-1051 along with all staff recommendations and conditions, seconded by Mr. Lemke. Motion approved by a 7-0 vote.

Motion: Vice-Chairman Simpson moved to approve 2015-1052 along with all staff recommendations and conditions, seconded by Mr. Lemke. Motion approved by a 7-0 vote.

B. Glenross North Subdivision

- (1) 2015-1054: A request by Vincent Romanelli for approval of a Rezoning Amendment from A-1 (Agricultural District) to R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) for Glenross North Subdivision on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club.
- (2) 2015-1055: A request by Vincent Romanelli for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for Glenross North Subdivision on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club.
- (3) 2015-1056: A request by Vincent Romanelli for approval of a Preliminary Development Plan for Glenross North Subdivision for 196 single family lots on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District).
- (4) 2015-1057: A request by Vincent Romanelli for approval of a Preliminary Subdivision Plat for Glenross North Subdivision for 196 single family lots on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District).

Anticipated Process

- a. Staff Presentation

Mr. Efland provided a presentation which included aerial photographs of the site location and information on the zoning map. Mr. Efland reviewed the proposed site plan with the three phases for development. Mr. Efland reviewed and discussed the park location and additional open space locations in the plans. Discussion held on the landscape plan and signage at the entrance.

Mr. Prall requested information regarding the fencing requirement around retention ponds along Glenn Parkway.

Mr. Lemke addressed the transition of street names from adjoining neighborhoods. Mr. Efland discussed the transition to occur at marked intersections.

Mr. Halter voiced his concern regarding access of the walking trail to the central park location. Mr. Efland discussed the sidewalk system that will provide access to the park.

b. Applicant Presentation

APPLICANT:

David Fisher
207 N. Fourth Street
Columbus, Ohio 43215

Jeff Strung
5500 New Albany Road
Columbus, Ohio 43054

Vincent Romanelli
148 W. Schrock Road
Westerville, Ohio 43081

Mr. Fisher discussed the use of pillars to assist in wayfinding and to help in distinguishing the neighborhood from the Glenross Golf Club.

Mr. Fisher voiced concerns regarding the central park location and the requirement that the park remain open to the public. Mr. Fisher voiced the concern that homeowners will pay for the maintenance of the park. Mr. Fisher discussed amenities in the park and requested that the Commission consider eliminating the requirement for a basketball court to be placed in this area.

Mr. Efland voiced no concern over the removal of the basketball court, but did explain city policy that the park must be open to the public.

c. Public comment (public hearing)

Tom Bonacuse
880 Ballater Drive
Delaware, Ohio

Mr. Bonacuse requested information on tree line and what trees will remain and which trees will be removed. Mr. Efland provided information on location of current mature trees.

d. Commission Action

Motion: Mr. Halter moved to approve 2015-1054 along with all staff recommendations and conditions, seconded by Ms. Tucker-Buck. Motion approved by a 7-0 vote.

Motion: Mr. Halter moved to approve 2015-1055 along with all staff recommendations and conditions, seconded by Ms. Tucker-Buck. Motion approved by a 7-0 vote.

Motion: Mr. Halter moved to approve 2015-1056 along with all staff recommendations and conditions, seconded by Ms. Tucker-Buck. Motion approved by a 7-0 vote.

Motion: Mr. Halter moved to approve 2015-1057 along with all staff recommendations and conditions, seconded by Ms. Tucker-Buck. Motion approved by a 7-0 vote.

C. Heatherton Phase 5

(1) 2015-1048: A request by Pulte Homes of Ohio for approval of a Final Development Plan for Heatherton Phase 5 for 44 single family lots on 12.203 acres zoned R-3 PRD (One Family Residential District with Planned Residential District) located south of Benjamin Street and west of Houk Road.

(2) 2015-1049: A request by Pulte Homes of Ohio for approval of a Final Subdivision Plat for Heatherton Phase 5 for 44 single family lots on 12.203 acres zoned R-3 PRD (One Family Residential District with Planned Residential District) located south of Benjamin Street and west of Houk Road.

Anticipated Process

a. Staff Presentation

Mr. Schultz provided a presentation that included a map of the location of the site and aerial photographs. Mr. Schultz reviewed the approved Preliminary Development Plan.

Mr. Prall requested information regarding the removal of the dirt mounds. Ms. Stachler informed that the mounds would be cleared in the

next two phases.

b. Applicant Presentation

APPLICANT:

James Barry
7965 N. High St.
Columbus, Ohio 43235

c. Public comment (no public hearing)

d. Commission Action

Motion: Mr. Mantzoros moved to approved 2015-1048 along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 7-0 vote.

Motion: Mr. Mantzoros moved to approved 2015-1049 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 provided an update on the City Wayfinding Plan.

Mr. Efland discussed the outcome of the recent Glennross Neighborhood meeting that was held.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Chairwoman Keller stated that she will be out of town for the August meeting and that Vice-Chairman Simpson will be running the meeting. Chairwoman Keller voiced her concern regarding high weeds along Houk Road and the deteriorating condition of the Rockford signage at the front entrance.

Mr. Mantzoros requested information on the Delaware Place development. Mr. Efland addressed the concern and explained that Miller-Valentine did not receive additional funding at this time.

Mr. Prall provided more information on the Glennross Neighborhood meeting with regards to discussions on the plans for the new fire station.

Vice-Chairman Simpson voiced her concern over the lack of lighting on the bike path along Henry Street.

Ms. Tucker-Buck voiced her concern over the lack of lighting on the bike path near Kensington Place.

ITEM 6. NEXT REGULAR MEETING: August 5, 2015

ITEM 7. ADJOURNMENT:

Motion: Chairwoman Keller moved for the July 1, 2015 Planning Commission meeting to adjourn. The meeting adjourned at 8:46 p.m.



Lisa Keller, Chairwoman



Elaine McCloskey, Clerk