

**PLANNING COMMISSION
MOTION SUMMARY
August 5, 2015**

ITEM 1. Roll Call

Vice-Chairman Simpson called the Planning Commission meeting to order at 7:00 p.m.

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

Members Absent: Chairwoman Lisa Keller

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

Motion to Excuse: Mr. Halter moved to excuse Chairwoman Keller, seconded by Ms. Tucker-Buck. Motion approved by a 6-0 vote.

ITEM 2. Approval of the Motion Summary of the Planning Commission meeting held on July 1, 2015, as recorded and transcribed.

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

ITEM 3. REGULAR BUSINESS

A. Woodward Elementary School

- (1) 2015-1306: A request by Delaware City Schools for approval of a Conditional Use Permit for an Addition, Renovation and Site Improvements for Woodward Elementary School on approximately 4.55 acres zoned R-4 (Medium Density Residential District) and located at 200 South Washington Street.
- (2) 2015-1307: A request by Delaware City Schools for approval of a Combined Preliminary and Final Development Plan for an Addition, Renovation and Site Improvements for Woodward Elementary School on approximately 4.55 acres zoned R-4 (Medium Density Residential District) and located at 200 South Washington Street.

Anticipated Process

a. Staff Presentation

Mr. Schultz provided a presentation that included the zoning map and location map. Mr. Schultz provided a history of the construction and renovation of the building. Also included in the presentation were the site plan, building elevations, tree removal plan, and landscape plan.

b. Applicant Presentation

APPLICANT:

Larry Davis
149 Westwood Ave.
Delaware, Ohio 43015

Mr. Davis discussed the plans for the bus drop off location and procedures. Discussion was also held on the addition of parking spaces.

c. Public comment (public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Halter moved to approve 2015-1306, along with all staff recommendations and conditions, seconded by Mr. Lemke. Motion approved by a 6-0 vote.

Motion: Mr. Halter moved to approve 2015-1307, along with all staff recommendations and conditions, seconded by Mr. Lemke. Motion approved by a 6-0 vote.

B. 2015-1282: A request by Kroger Distribution Center for approval of a Conditional Use Permit to install an above ground hydrogen storage tank at 2000 Nutter Farm Lane on approximately 162 acres zoned M-2 (General Manufacturing District) with text limitations.

Anticipated Process

a. Staff Presentation

Mr. Efland reviewed the proposed site plans and storage tank elevations. Mr. Efland discussed the requirements for a Conditional Use Permit and staff recommendations and conditions.

b. Applicant Presentation

APPLICANT:

Dallas Morrison
2727 Tuller Parkway, Suite 200
Dublin, Ohio 43017

Steve Delmonico
986 Albany Shaker Rd.
Latham, New York

- c. Public comment (public hearing)

There was no public comment.

- d. Commission Action

Motion: Mr. Lemke moved to approve 2015-1282, along with all staff recommendations and conditions, seconded by Ms. Tucker-Buck. Motion approved by a 6-0 vote.

C. Ohio Wesleyan University

- (1) 2015-1322: A request by Ohio Wesleyan University for approval of a Rezoning Amendment from R-6 (Multi-Family Residential District) to PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District) for Small Living Units (SLU's) Phases 1-5 on approximately 1.373 acres located on the north side of Rowland Avenue between South Washington Street and South Liberty Street.
- (2) 2015-1324: A request by Ohio Wesleyan University for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for Small Living Units (SLU's) Phases 1-5 on approximately 1.373 acres located on the north side of Rowland Avenue between South Washington Street and South Liberty Street
- (3) 2015-1325: A request by Ohio Wesleyan University for approval of a Preliminary Development Plan for Small Living Units (SLU's) Phases 1-5 on approximately 1.373 acres located on the north side of Rowland Avenue between South Washington Street and South Liberty Street on property zoned to PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District)
- (4) 2015-1326: A request by Ohio Wesleyan University for approval of a Final Development Plan for Small Living Units (SLU's) Phase 1 on approximately 1.373 acres located on the north side of Rowland Avenue between South Washington Street and South Liberty Street on property zoned to PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District)

Anticipated Process

- a. Staff Presentation

Mr. Efland reviewed the zoning map, building elevations, extension of the jay walk on Rowland Avenue, and the site plan. Mr. Efland discussed the Phases 1 thru 5. Mr. Efland reviewed the parking plan and discussed the parking study that was required by the University and the projected parking increases at each phase of the project.

Mr. Lemke questioned the Commission and the Applicant if they would like

him to remove himself from the vote, as his wife is employed through the University. Commission members and applicant voiced no concerns.

b. Applicant Presentation

APPLICANT:

Randy Reger
137 North Washington St.
Delaware, Ohio

Peter Schantz
28 Hayes St.
Delaware, Ohio

c. Public comment (public hearing)

There was no public comment.

d. Commission Action

Motion: Ms. Tucker-Buck moved to approve 2015-1322, along with all staff recommendations and conditions, seconded by Mr. Prall. Motion approved by a 6-0 vote.

Motion: Ms. Tucker-Buck moved to approve 2015-1324, along with all staff recommendations and conditions, seconded by Mr. Prall. Motion approved by a 6-0 vote.

Motion: Ms. Tucker-Buck moved to approve 2015-1325, along with all staff recommendations and conditions, seconded by Mr. Prall. Motion approved by a 6-0 vote.

Motion: Ms. Tucker-Buck moved to approve 2015-1326, along with all staff recommendations and conditions, seconded by Mr. Prall. Motion approved by a 6-0 vote.

D. 2015-1270: A request by MI Homes of Central Ohio for approval of a Final Subdivision Plat for Lantern Chase Phase 2 Section 6 Part 1 for 47 single family lots on 11.974 acres zoned R-3 (One Family Residential District) located north of Silversmith Lane.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the zoning map and provided an aerial photograph. Mr. Schultz reviewed the approved preliminary subdivision plat and reviewed

access to the site. Also reviewed were the 7 documented conditions and Mr. Efland read into the record the added 8th condition which pertained to the proposed storm water outlet.

b. Applicant Presentation

Jeff Strung
5500 New Albany Road
Columbus, Ohio

c. Public comment (no public hearing)

d. Commission Action

Motion: Mr. Lemke moved to approve 2015-1270, along with all staff conditions and recommendations, including condition 8 that was read into the record on August 5, 2015, seconded by Mr. Prall. Motion approved by a 6-0 vote.

E. 2015-0806: A request by STG Development LTD for approval of a Final Development Plan for Phase 2 of The Village Gate Apartments for 68 apartment units on 6.8 acres located north of Bowtown Road and at the terminus of Ferguson Avenue just west of the existing Village Gate Apartments on property zoned R-6 (Multi-Family Residential District).

Anticipated Process

a. Staff Presentation

Mr. Schultz provided a presentation that included the original 1998 approved Development Plan. Mr. Schultz reviewed the proposed site plan, layout, building elevations, landscape plan, fencing plan, and all staff conditions. Mr. Schultz also reviewed the bike path requirement and addressed Ms. Tucker-Buck's concern regarding the lighting for the path. Mr. Efland explained that there are no lights for the bike path in the current bid. Mr. Efland reviewed the access points of entrance.

b. Applicant Presentation

APPLICANT:

Megan Cyr
350 Worthington Rd., Suite B
Westerville, Ohio

Jack Wendell
536 S. Wall St., Suite 300
Columbus, Ohio

Mr. Wendell voiced a concern over the requirement for the bike path, and felt that this should not occur in this development. Discussion was held with the Commission; with the desire by the Commission for the condition of the bike path construction remain.

Mr. Wendell requested that the requirement for the dumpster enclosure be changed, as there is not a brick enclosure on the dumpsters in Phase 1. Mr. Efland discussed the requirement as a normal condition and the Commission discussed their preference to have the dumpster with the enclosure and gates in Phase 2.

Mr. Wendell stated that they will accept all conditions and recommendations by staff.

- c. Public comment (no public hearing)

Public Participation:

Mark Furlong
P.O. Box 382
Grove City, Ohio

Mr. Furlong discussed the previous plans for a road to adjourn his property. Mr. Efland discussed that the plan had been updated.

- d. Commission Action

Motion: Mr. Halter moved to approve 2015-0806, along with all staff conditions and recommendations, seconded by Ms. Tucker-Buck. Motion approved by a 6-0 vote.

F. The Communities at Glenross

- (1) 2015-1328: A request by Pulte Homes of Ohio for approval of an Amended Preliminary Development Plan for The Communities at Glenross Sections 6-10 for 166 single family lots on 84.04 acres zoned R-2 PMU (One Family Residential District with Planned Residential District) located north of Cheshire Road between Balmoral Drive and the railroad tracks.
- (2) 2015-1329: A request by Pulte Homes of Ohio for approval of an Amended Preliminary Subdivision Plat for The Communities at Glenross Sections 6-10 for 166 single family lots on 84.04 acres zoned R-2 PMU (One Family Residential District with Planned Residential District) located north of Cheshire Road between Balmoral Drive and the railroad tracks.

Anticipated Process

a. Staff Presentation

Mr. Efland reviewed proposed sections 6 thru 10, and reviewed the open and active designated green spaces. Mr. Efland discussed the use of roundabouts in the neighborhood and Ms. Stachler explained the use of the roundabouts will replace warranted four way stop signs.

Ms. Tucker-Buck questioned the use of Silver Fox Way as a street name for a court. Mr. Efland plans to research the appropriate name of the court.

b. Applicant Presentation

APPLICANT:

Steve Peck
4900 Tuttle Crossing Blvd.
Dublin, Ohio

c. Public comment (no public hearing)

d. Commission Action

Motion: Mr. Halter moved to approve 2015-1328, along with all staff recommendations and conditions, seconded by Mr. Prall. Motion approved by a 6-0 vote.

Motion: Mr. Halter moved to approve 2015-1329, along with all staff recommendations and conditions, seconded by Mr. Prall. Motion approved by a 6-0 vote.

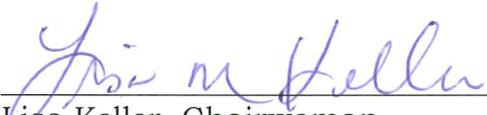
ITEM 4. PLANNING DIRECTOR'S REPORT

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: September 2, 2015

ITEM 7. ADJOURNMENT:

Motion: Vice-Chairman Simpson moved for the August 5, 2015 Planning Commission meeting to adjourn. The meeting adjourned at 9:33 p.m.



Lisa Keller, Chairwoman



Elaine McCloskey, Clerk