

**PLANNING COMMISSION  
MOTION SUMMARY  
October 7, 2015**

ITEM 1. Roll Call

Chairwoman Keller 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, Vice-Chairman Stacy Simpson, and Chairwoman Lisa Keller

Staff Present: Bruce Pijanowski, Police Chief, Matt Weber, Deputy City Engineer, 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 September 2, 2015, as recorded and transcribed.

**Motion:** Mr. Halter moved to approve the Motion Summary for the September 2, 2015 meeting, seconded by Mr. Lemke. Motion passed by a 7-0 vote.

ITEM 3. REGULAR BUSINESS

A. 2015-1511: A request by Speedway LLC for approval of a Preliminary Development Plan for an approximate 4,608 square foot Speedway Gas Station and Convenience Store on approximately 12.912 acres located on the northwest corner of US 23 North and Hills Miller Road on property zoned B-4 (General Business District).

**Anticipated Process**

a. The case would have to be removed from the table by the Commission.

This case was tabled from the September 2, 2015 meeting to the next regularly scheduled meeting, October 7, 2015.

b. Commission Action

Chairwoman Keller provided a review of the staff analysis and the procedures for a preliminary development plan.

Mr. Halter asked if the applicant had made a decision on limiting the hours for selling diesel fuel at the designated site.

**APPLICANT:**  
Dan Shivley

500 Speedway Dr.  
Enon, Ohio

Chris Warshaw  
395 Springside Dr.  
Akron, Ohio

Mr. Shivley indicated that Speedway planned to move forward with 24 hour fueling hours.

Mr. Halter asked if the zoning laws allow the Commission to limit the hours of fueling operations. Mr. Efland stated that the laws do not permit this action.

Mr. Prall asked if in the conservation easement can be extended to the back (west) of the property.

Mr. Warshaw stated that Speedway is agreeable to extend the conservation easement.

A discussion was held on the plans for a sidewalk on the property. Mr. Prall recommended that a sidewalk not be placed on U.S. 23 for pedestrian safety.

Mr. Halter voiced his concern over the placement of the right in right out access point on U.S. 23, and that drivers do not always follow this rule. Ms. Stachler discussed the need for the access point and the configuration is based on not obstructing emergency access. Mr. Weber discussed the benefits to the access point on U.S. 23 to help alleviate traffic congestion on Hills Miller Rd.

**Motion:** Mr. Halter moved to approve 2015-1511 along with all staff recommendations and conditions, seconded by Vice-Chairman Simpson. Motion approved by a 7-0 vote.

B. 2015-1792: A request by Rockford Homes for approval of a Final Subdivision Plat for The Estates at Braumiller Section 6 consisting of 26 single-family lots on 8.38 acres zoned R-2 (One Family Residential District) with text limitations and located on Willow Grove Drive and Treeline Way.

**Anticipated Process**

a. Staff Presentation

Mr. Schultz provided a presentation provided information on the zoning and aerial photograph of the location of the property. Mr. Schultz stated that staff recommends approval with eight conditions.

Mr. Prall requested information regarding the improvements to the play

equipment on the designated park area. Mr. Efland stated that there have been no recent discussions regarding the play structure but would be willing to convey your suggestion to the developer.

b. Applicant Presentation

APPLICANT:

Kurt Ziessler  
883 N. Cassady Ave.  
Columbus, Ohio

Mr. Ziessler indicated that he has no information on potential park improvements but will discuss with the developer.

c. Public Comment (no public hearing)

There was no public comment.

d. Commission Action

**Motion:** Mr. Lemke moved to approve 2015-1792, along with all staff recommendations and conditions. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland discussed the potential to move the scheduled January 6, 2016 Planning Commission meeting. The Commission was in agreement to have the meeting moved to January 20, 2016.

Mr. Efland provided an update on a potential addition to Willow Brook at Delaware Run.

Mr. Efland provided an update on the wayfinding status.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Ms. Tucker-Buck voiced her concern regarding the lighting on Bowtown Road.

Mr. Halter requested an update on the Terra Alta subdivision. Mr. Efland provided an update.

Mr. Mantzoros requested information on the new business plan for Freddie's Fast Food. Mr. Efland provided an update on the plans for the new business.

Mr. Simpson requested information regarding a mini windmill on a personal shed. Mr. Efland reviewed the zoning code for such use.

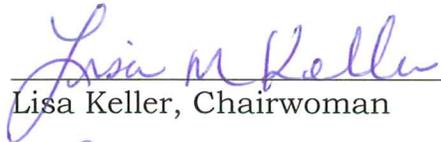
Mr. Simpson voiced his concern over the lack of lighting at the bike path at Olentangy Avenue and Sandusky Street.

Mr. Simpson voiced his concern over the fencing in poor condition on Weiser Avenue.

ITEM 6. NEXT REGULAR MEETING: November 4, 2015

ITEM 7. ADJOURNMENT:

**Motion:** Chairwoman Keller moved for the October 7, 2015 Planning Commission meeting to adjourn. The meeting adjourned at 8:07 p.m.

  
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Lisa Keller, Chairwoman

  
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Elaine McCloskey, Clerk