

**PLANNING COMMISSION
MOTION SUMMARY
December 2, 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, Vice-Chairman Stacy Simpson, and Chairwoman Lisa Keller

Members Absent: Dean Prall

Staff Present: Jennifer Stachler, Assistant City Engineer and Dave Efland, Planning and Community Development Director

Motion to Excuse: Vice-Chairman Simpson moved to excuse Mr. Prall, seconded by Mr. Lemke. Motion approved by a 6-0 vote.

ITEM 2. Approval of the Motion Summary of the Planning Commission meeting held on November 4, 2015, as recorded and transcribed.

Motion: Mr. Halter moved to approve the Motion Summary for the November 4, 2015 meeting, seconded by Ms. Tucker-Buck. Motion approved by a 6-0 vote.

ITEM 3. REGULAR BUSINESS

A. Howald Industrial Park

- (1) 2015-1899: A request by Howald Industrial Park, Inc., for approval of a Rezoning from M-2 (General Manufacturing) to M-2 PMU (General Manufacturing with a Planned Mixed Use Overlay District) on approximately 27.79 acres located at 320 London Road.
- (2) 2015-1900: A request by Howald Industrial Park, Inc. for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established on Howald Industrial Park on approximately 27.79 acres located at 320 London Road.
- (3) 2015-1901: A request by Howald Industrial Park, Inc., for approval of a Preliminary Development Plan on approximately 27.79 acres zoned M-2 (General Manufacturing District with a Planned Mixed Use Overlay District) located at 320 London Road.

Anticipated Process

a. Staff Presentation

Mr. Efland provided a presentation regarding the location of the property and reviewed the comprehensive plan and future land use map. Mr. Efland discussed the zoning of the property and surrounding properties. Mr. Efland

discussed the Preliminary Development Plan and existing conditions.

Mr. Halter discussed the traffic access and egress points to site location. Mr. Halter voiced his concern regarding heavy traffic being used on Toledo Street. Mr. Halter recommended that trucks not use the Toledo Street access point. Mr. Efland discussed the current access and egress points on the site and that Toledo Street will be a secondary access point.

b. Applicant Presentation

APPLICANT:

John Howald
320 London Road
Delaware, Ohio

Mr. Howald indicated that in the past Toledo Street was the only access site, and that there was heavy vehicles and equipment that utilized this access.

c. Public Comment (public hearing)

PUBLIC PARTICIPATION:

Tim Shaw
8 David Street
Delaware, Ohio 43015

Mr. Shaw voiced no concerns regarding the plans for Howald Industrial Park, Inc.

d. Commission Action

Motion: Vice-Chairman Simpson moved to approve 2015-1899 along with all staff recommendations and conditions, seconded by Mr. Lemke. Motion approved by a 6-0 vote.

Motion: Vice-Chairman Simpson moved to approve 2015-1900 along with all staff recommendations and conditions, seconded by Mr. Lemke. Motion approved by a 6-0 vote.

Motion: Vice-Chairman Simpson moved to approve 2015-1901 along with all staff recommendations and conditions, seconded by Mr. Lemke. Motion approved by a 6-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland thanked Mr. Lemke for his service and contributions as a member of the Planning Commission.

Mr. Efland reminded the Commission that the next regular scheduled meeting will be January 20, 2016.

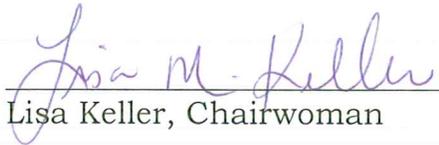
ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Lemke indicated that he would be willing to serve as interim for his seat on the Planning Commission until a replacement is appointed.

ITEM 6. NEXT REGULAR MEETING: January 20, 2016

ITEM 7. ADJOURNMENT:

Motion: Chairwoman Keller moved for the December 2, 2015 Planning Commission meeting to adjourn. The meeting adjourned at 7:36 p.m.



Lisa Keller, Chairwoman



Elaine McCloskey, Clerk