

**PLANNING COMMISSION
MOTION SUMMARY
January 20, 2016**

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

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

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

Motion: Mr. Halter moved to approve the Motion Summary for the December 2, 2015 meeting, seconded by Ms. Tucker-Buck. Motion approved by a 5-0-1 (Prall) vote.

ITEM 3. REGULAR BUSINESS

A. Glenross North Subdivision

- (1) 2015-2558: A request by Romanelli Homes for approval of a Final Development Plan for Glenross North Section 1 consisting of 69 single family lots on 34.187 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located on the eastside of Glenn Road and just north of The Glenross Golf Club.
- (2) 2015-2559: A request by Romanelli Homes for approval of a Final Subdivision Plat for Glenross North Section 1 consisting of 69 single family lots on 34.187 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located on the eastside of Glenn Road and just north of The Glenross Golf Club.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the Approved Preliminary Development Plan and Plat. Mr. Schultz discussed the projected lot sizes and open space areas.

b. Applicant Presentation

APPLICANT:

Brian Prenger
EMH&T

5500 New Albany Road
Columbus, Ohio

- c. Public comment (not a public hearing)
- d. Commission Action

Motion: Mr. Prall moved to approve 2015-2558, along with all staff recommendations and conditions, seconded by Mr. Mantzoros. Motion approved by a 6-0 vote.

Motion: Mr. Prall moved to approve 2015-2559, along with all staff recommendations and conditions, seconded by Mr. Mantzoros. Motion approved by a 6-0 vote.

B. Communities at Glenross

- (1) 2015-2565: A request by Pulte Homes for approval of a Final Development Plan for The Communities at Glenross Section 6 consisting of 30 single family lots on 9.927 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located on Eagle Walk Road and White Fawn Run.
- (2) 2015-2566: A request by Pulte Homes for approval of a Final Subdivision Plat for The Communities at Glenross Section 6 consisting of 30 single family lots on 9.927 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located on Eagle Walk Road and White Fawn Run.

Anticipated Process

- a. Staff Presentation

Mr. Schultz reviewed the Approved Preliminary Development Plan and Plat. Mr. Schultz discussed the projected lot sizes and open space areas.

Discussion held with the Commission regarding the development of the active park space.

- b. Applicant Presentation

APPLICANT:

Brian Prenger
EMH&T
5500 New Albany Road
Columbus, Ohio

- c. Public comment (not a public hearing)

PUBLIC PARTICIPATION:

Joe DiGenova

68 Somerset Rd.
Delaware, Ohio

Mr. DiGenova discussed efforts to have developers donate acres for a park in the southern area of the City of Delaware.

d. Commission Action

Motion: Mr. Prall moved to approve 2015-2565, along with all staff recommendations and conditions, seconded by Mr. Mantzoros. Motion approved by a 6-0 vote.

Motion: Mr. Prall moved to approve 2015-2566, along with all staff recommendations and conditions, seconded by Mr. Mantzoros. Motion approved by a 6-0 vote.

C. 2015-2594: A request by T&R Properties for a Concept Plan Review for the redevelopment of the western 9 holes of the Delaware Golf Club with a mixed use development on approximately 61 acres zoned A-1 (Agricultural District) and located on the east side of US 23 south of Pollock Road.

Anticipated Process

a. Staff Presentation

Mr. Efland reviewed the concept plan for the redevelopment of the western 9 holes of the Delaware Golf Club. Mr. Efland reviewed the location map and the changes to the submitted concept plan for previous plans. Mr. Efland reviewed the zoning map. Mr. Efland discussed the lighting impact concerns to Perkins Observatory and that the applicant was working with Ohio Wesleyan University and Perkins Observatory on a lighting plan agreement. Information provided on the private sewage treatment plant and potential access points. Discussion held on the need for a traffic study and final approval by ODOT. Mr. Efland discussed the zoning uses allowed in an A-1 agricultural district.

Mr. Halter voiced concerns over the lighting plans and the plans for the remainder of the golf course.

b. Applicant Presentation

APPLICANTS:

Ron Sabatino
7625 Green Court
Dublin, Ohio

Tom Hart
2 Miranova Place

Columbus, Ohio

Mr. Hart discussed plans for the applicant to file a formal rezoning request and discussed the changes in housing demographics from single-family homes.

Mr. Hart discussed the agreement between the applicant and Perkins Observatory regarding the lighting.

Mr. Hart discussed that they have contacted ODOT for a traffic study and plans for bike path connections throughout the property. Mr. Hart informed the Commission of plans for the current waste water treatment system to continue to operate.

Mr. Hart discussed the landscaping and mounding plans.

Ms. Tucker-Buck voiced a concern over the enforcement of the lighting plans and who will monitor the output. Mr. Hart discussed the plans to purchase a light meter to monitor for violations to be used by Perkins Observatory.

Chairwoman Keller voiced concerns regarding the homeowners due to decreased lighting. Mr. Hart informed the Commission that the lighting will impact commercial residents more than residential. Chairwoman Keller recommended to the applicant that a public safety official review the lighting plans to provide feedback.

Mr. Prall requested information on the type of commercial parcels that the applicant is hoping to have.

Ms. Tucker-Buck recommended that the applicant consider an area for park development.

Mr. Hart discussed his projection for the housing values of surrounding homeowners with potential development.

Mr. Mantzoros discussed the potential for single-family homes. Mr. Sabatino informed that Commission that there was a concern over the increase noise from U.S. 23 for single-family homes.

Chairwoman Keller requested a break at 8:43 p.m. Chairwoman Keller reconvened the meeting at 8:49 p.m.

c. Public comment (not a public hearing)

PUBLIC PARTICIPATION:

Diane Miceli
428 Ironhorse Dr.

Delaware, Ohio

Ms. Miceli voiced concerns that the remaining nine holes will be eventually developed, who is responsible to maintain the open space, and concerns regarding the sewer fees and changes.

Jim Davies
649 Maketewah Dr.
Delaware, Ohio

Mr. Davies voiced concern over the lighting plan, and potential violations from holiday decorations. Mr. Davies also discussed concerns regarding the increase traffic flow into the area.

Mitch Shively, President of the Board of Trustees for the Home Owners Association
527 Covered Bridge Drive
Delaware, Ohio

Mr. Shively voiced his concerns over the sewage treatment plant and concerns that the homeowners will have to pay for the cost.

Ryan Wilkins
820 Covered Bridge Drive
Delaware, Ohio

Mr. Wilkins voiced his concerns over the concept plan and that the Delaware Golf Course has historical value and the need to keep the park space for the resident's physical and mental wellbeing.

Michael Lambert
2749 Royal Dornoch Circle
Delaware, Ohio

Mr. Lambert voiced his concerns over the projected size of the parcels, the expected traffic signal and access point on U.S.23., and the methodology to checking for light violations.

Jason Wissman
2900 Royal Dornoch Circle
Delaware, Ohio

Mr. Wissman voiced his concerns of potential crime related to dimly lit areas. Mr. Wissman requested that studies for the lighting plan reflect the current plans and not previous plans.

Jason Ruminski
675 Maketewah Dr.
Delaware, Ohio

Mr. Ruminski questioned how a smaller golf course will produce increased revenue.

Lynn Savidge
443 Maketewah Dr.
Delaware, Ohio

Ms. Savidge voiced her concern over the decreased lighting plan and the premium that resident's paid to live off of the golf course.

Jay Rundell
3081 Columbus Pike
Delaware, Ohio
President of Methodist Theological School in Ohio (MTSO)

Mr. Rundell clarified that MTSO has not suggested that they support the concept plan, but that they are willing to have discussions with the applicant.

d. No Commission Action

ITEM 4. PLANNING DIRECTOR'S REPORT

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Ms. Tucker-Buck discussed the building placement of Stop-N-Go Storage. Mr. Efland informed the Commission that the building is placed according to approved plans.

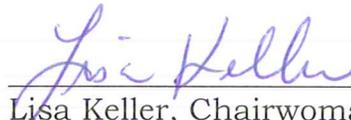
Mr. Halter requested information regarding the Glenross area, and would like a map that shows what areas is annexed and what is approved.

Mr. Halter discussed the need for Commission members to personally tour the surrounding areas of the Delaware Golf Course to get a better understanding of the concept plans. Mr. Efland discussed with the Commission the ability to go individually to look at the area or to go as a planned meeting. Mr. Efland recommended that members get homeowner's permission to walk their property.

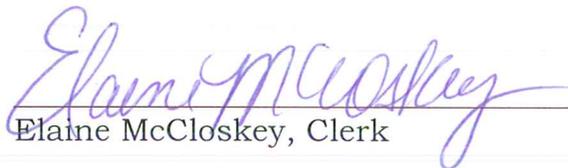
ITEM 6. NEXT REGULAR MEETING: February 3, 2016

ITEM 7. ADJOURNMENT:

Motion: Chairwoman Keller moved for the January 20, 2016 Planning Commission meeting to adjourn. The meeting adjourned at 9:29 p.m.



Lisa Keller, Chairwoman



Elaine McCloskey, Clerk