

**PLANNING COMMISSION
MOTION SUMMARY
February 3, 2016**

ITEM 1. Roll Call

Chairwoman Keller called the Planning Commission meeting to order at 7:00 p.m.

Members Present: Robert Badger, 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.

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 January 20, 2016 meeting, seconded by Ms. Tucker-Buck. Motion approved by a 7-0 vote.

ITEM 3. REGULAR BUSINESS

A. 2016-0101: A request by Garage 26 for approval of a Conditional Use Permit for an automotive service facility at 147 East William Street on approximately 0.33 acres zoned B-3 (Community Business District).

Mr. Schultz discussed the zoning and types of uses under the zoning code. Mr. Schultz stated that the property is in the Historic District and will need to follow those standards. Mr. Schultz reviewed the conditions recommended by Engineering that include the existing asphalt to be repaired in 18 months time and the tree lawn area to be converted to grass. Mr. Schultz reviewed the proposed site plan and staff conditions.

Mr. Halter voiced his concern regarding the time requirement to complete the asphalt project and that it should be required to be completed sooner.

APPLICANT:

Liz Sickinger
105 English Terrace
Delaware, Ohio 43015

David Drissi
8348 Dunnberry Circle
Powell, Ohio 43065

Don McCann
447 North Washington St.
Delaware, Ohio 43015

Mr. Drissi discussed the history of his ownership of the property and that the time limit to repair the asphalt was to allow time for the applicant's to establish their business financially.

Mr. Halter discussed the wording of the condition and who will be responsible for the repairs. Mr. Schultz indicated the owner of the property would be responsible for any site improvements and any code violations.

Mr. McCann stated that the plan is to operate an upscale automobile service. Mr. McCann indicated that future plans are to purchase the property.

Chairwoman Keller requested clarification from Mr. Drissi that the agreement for asphalt repairs will be between the City of Delaware and the owner of the property, and not the tenants. Mr. Drissi expressed his understanding and discussed the lease requirements between him and the tenants.

Mr. Schultz explained that the reestablishment of the tree lawn could happen immediately per the applicant and that no formal occupancy building permit will be approved until this condition is met if that is the wish of the commission.

Motion: Mr. Halter moved to amend 2016-0101 condition number 3 to state that "the tree lawn shall be re-established and extended from the front of the building on Little Street north to north of the property line and shall be completed prior to final certificate of occupancy building permit approval", seconded by Mr. Badger. Motion approved by a 7-0 vote.

Motion: Vice-Chairman Simpson moved to approved 2016-0101, along with all staff conditions and recommendations, seconded by Mr. Prall. Motion approved by a 6-1 (Halter) vote.

B. Informal Discussion – Communities at Glenross south of Cheshire Rd.

Mr. Schultz provided a presentation of the existing location map, zoning map, and aerial photo of the site. Mr. Schultz reviewed the 2011 Approved Preliminary Plan & Plat, and reviewed the proposed revised plans, including changes in lot sizes.

APPLICANT:

Steve Peck
4900 Tuttle Crossing Blvd.
Columbus, Ohio

Mr. Peck discussed the plans of a 91 lot reduction and that changes occurred from attached to detached condominiums upon the change from Dominion Homes to Pulte. Mr. Peck indicated that there are no plans to change expected sale prices.

Ms. Tucker-Buck voiced her concern regarding the location of the tot lot, and requested consideration of a move to the southern area.

Mr. Prall voiced his concern over the change of lot size to 55ft. by 130ft. Mr. Prall discussed the need to maintain the minimum requirement of 65ft and that the auditor's valuation of the properties will not maintain and decline.

Chairwoman Keller also discussed her concerns regarding the changes in lot sizes.

Mr. Prall requested that Pulte evaluate for potential amenities for the development and target these amenities towards the expected user groups.

Mr. Peck will determine the potential loss of lots with the 65ft lot size to determine feasibility.

ITEM 4. PLANNING DIRECTOR'S REPORT

A. Mr. Schultz discussed next month's potential agenda.

ITEM 5. ELECTION OF OFFICERS

Motion: Mr. Halter moved to elect Mrs. Keller as Chairwoman, seconded by Mr. Prall. Motion approved by a 7-0 vote.

Motion: Mr. Prall moved to elect Mr. Simpson as Vice-Chairman, seconded by Mr. Badger. Motion approved by a 7-0 vote.

ITEM 6. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 7. NEXT REGULAR MEETING: March 2, 2016

Chairwoman Keller indicated that she will be unavailable to attend the March 2, 2016 meeting.

Mr. Prall requested an update to on any future Comprehensive Plan revisions.

Vice-Chair Simpson requested the final numbers on both residential and commercial permits.

ITEM 8. ADJOURNMENT:

Motion: Chairwoman Keller moved for the February 3, 2016 Planning Commission meeting to adjourn. The meeting adjourned at 8:46 p.m.



Lisa Keller, Chairwoman



Elaine McCloskey, Clerk