CITY OF DELAWARE
PLANNING COMMISSION
AGENDA

CITY COUNCIL CHAMBERS
1 S. SANDUSKY ST.
7:00 P.M.

REGULAR MEETING FEBRUARY 3, 2016

1. ROLL CALL

2. APPROVAL of the Motion Summary of the Planning Commission meeting held on January 20, 2016, as recorded and transcribed.

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).

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

4. PLANNING DIRECTOR'S REPORT

   A. Presentation and discussion of general southeast area development

5. ELECTION OF OFFICERS

6. COMMISSION MEMBER COMMENTS AND DISCUSSION

7. NEXT REGULAR MEETING: March 2, 2016

8. ADJOURNMENT

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

EST 1808
CITY OF
DELAWARE
OHIO

PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2016-0101
REQUEST: Conditional Use Permit
PROJECT: 147 East William Street
MEETING DATE: February 3, 2016

APPLICANT/OWNER
Liz Sickinger
Garage 26
105 English Terrace
Delaware, Ohio 43015

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

PROPERTY LOCATION & DESCRIPTION
The subject 0.33 acre site is composed of three parcels located at the northwest corner of the intersection of East William Street and Little Street. The subject site is zoned B-3 (Community Business District) as are the properties directly to the north and west. The properties to the east are zoned B-3 (Community Business District) and R-6 (Multi-Family Residential District), while the properties to the south are zoned R-4 (Medium Density Residential District). The subject site is located within the Transitional Sub-District of the Downtown Historic District Overlay. The current surrounding uses consist of automotive retail, lodge hall, county historical society, and single and multi-family residential uses.

BACKGROUND/PROPOSAL
The site currently consists of a vacant gas station building containing garage bays for light automotive services. Most recently a Shell Oil gas station, the gas pumps, canopy, and underground fuel tanks have been removed. The building was constructed in 1964 as a gas station and has been vacant for over ten years. The Applicant and her business partner Don McCann operated an auto repair shop in Radnor, OH, which has since closed. The Applicant desires to re-locate the business to Delaware, where she resides, to open an auto repair shop and feels this site is a prime location. Basic light mechanical services will be offered, such as oil changes, tune-ups, and minor mechanical repairs. No body work, heavy repairs, or other services that might generate excessive noise for the surrounding properties will be performed. The Applicant will initially lease the property and perform the necessary repairs to the exterior of the building according to Historic District guidelines. The property owner will address the building's heating/cooling repairs and parking lot work required per City Ordinance. The opening of the business to be called 'Garage 26' is planned for April 2016. In recent years, due to the length of vacancy, the site has been a subject of a number of code enforcement violations; therefore, the proposed project would be an effective re-use of this site and result in a positive improvement to the surrounding neighborhood and gateway into the city. The proposal effectively returns the site to its former use minus the gasoline station component.

East William Street (Front/South) Elevation

Little Street (Side/East) Elevation

Rear/North Elevation

Side/West Elevation

STAFF ANALYSIS

- **COMPREHENSIVE PLAN:** The subject site is located in the eastern portion of the Downtown Core of the City of Delaware Comprehensive Plan and recommends mixed use as the future land use. The subject site is surrounded by mixed use future land uses. A low intensity automotive service station with a sensitive site plan would likely meet the intent of the land use plan with minimal impact to the adjacent businesses and residences.
- **ZONING**: As noted above, the current zoning on the property is B-3 (Community Business District) which permits an automotive services station use as a conditional use. Compliance with the general and specific conditional use criteria along with Planning Commission and City Council approval would be required for the proposed automotive services facility. Additionally, compliance with base code requirements for this use given at Section 1143.09 shall be achieved.
- **GENERAL ENGINEERING:** Due to the fact that the property owner indicated responsibility for parking lot repairs, and the site is situated on a corner lot, the Applicant will coordinate with the property owner to provide a general plan of access points and striping.
- **SITE CONFIGURATION:** The Applicant would utilize the site and building as currently constructed. The site has double frontage and currently has a curb cut from East William Street that accesses the front of the building. A curb cut also exists on Little Street to access the front of the building. Employee parking will more than likely be located at the rear of the building. Repaired vehicles would be parked on the west side of the site. Staff recommends that all the proposed business activities occur within the building and no outdoor automotive servicing would be permitted, though customer vehicles could be parked there awaiting service and/or pick up. No junk or parts of cars or vehicles shall be allowed. If the Applicant proposes a dumpster, it should comply with the minimum zoning code requirements. All exterior changes will require compliance with the Downtown Historic District regulations and must follow those separate approval processes.
- **LANDSCAPING & SCREENING:** A future conceptual landscaped ground sign on the East William Street elevation is proposed, as well as a landscaping bed at the corner of the site at East William and Little Streets.
- **LIGHTING:** No outdoor lighting is proposed.
- **SIGNS:** The building is located within the Downtown Historic Overlay District and any proposed signage would have to achieve compliance with the signage requirements of the district. A new wall sign with external illumination is proposed to be affixed to the East William Street (front) elevation of the building. A future landscaped ground sign on the East William Street elevation is also proposed.
- **CONDITIONAL USE PERMIT:** Staff has reviewed the criteria for a Conditional Use Permit and finds that all applicable criteria are achieved for approval.

GENERAL REVIEW CRITERIA FOR ALL CONDITIONAL USE PERMITS

1. Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not essentially change the character of the same area.
2. Will not be detrimental to property values in the immediate vicinity.
3. Will not restrict or adversely affect the existing use of the adjacent property owners.
4. Will be designed and constructed so that all access drives, access points to public streets, driveways, parking and service areas shall be in compliance with the regulations set forth in Chapter 1161.
5. Will be properly landscaped in accordance with Chapter 1166.
6. That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
7. That the establishment of the conditional use in the proposed location will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
8. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
9. That adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the surrounding public streets and to maximize public safety.
10. That the establishment of the conditional use will not be detrimental to the economic welfare of the community by creating excessive additional requirements or public cost for public facilities such as police, fire, and schools.
11. That there is minimal potential for future hardship on the conditional uses that could result from the proposed use being surrounded by uses permitted by right that may be incompatible.

Each of these General Review criteria appears to be met or are not applicable.

STAFF RECOMMENDATION – CONDITIONAL USE PERMIT (2016-0101)

Staff recommends approval of a request by Garage 26 for approval of a Conditional Use Permit for an automotive service station at 147 East William Street on approximately 0.33 acres on property zoned B-3 (Community Business District), with the following conditions that:

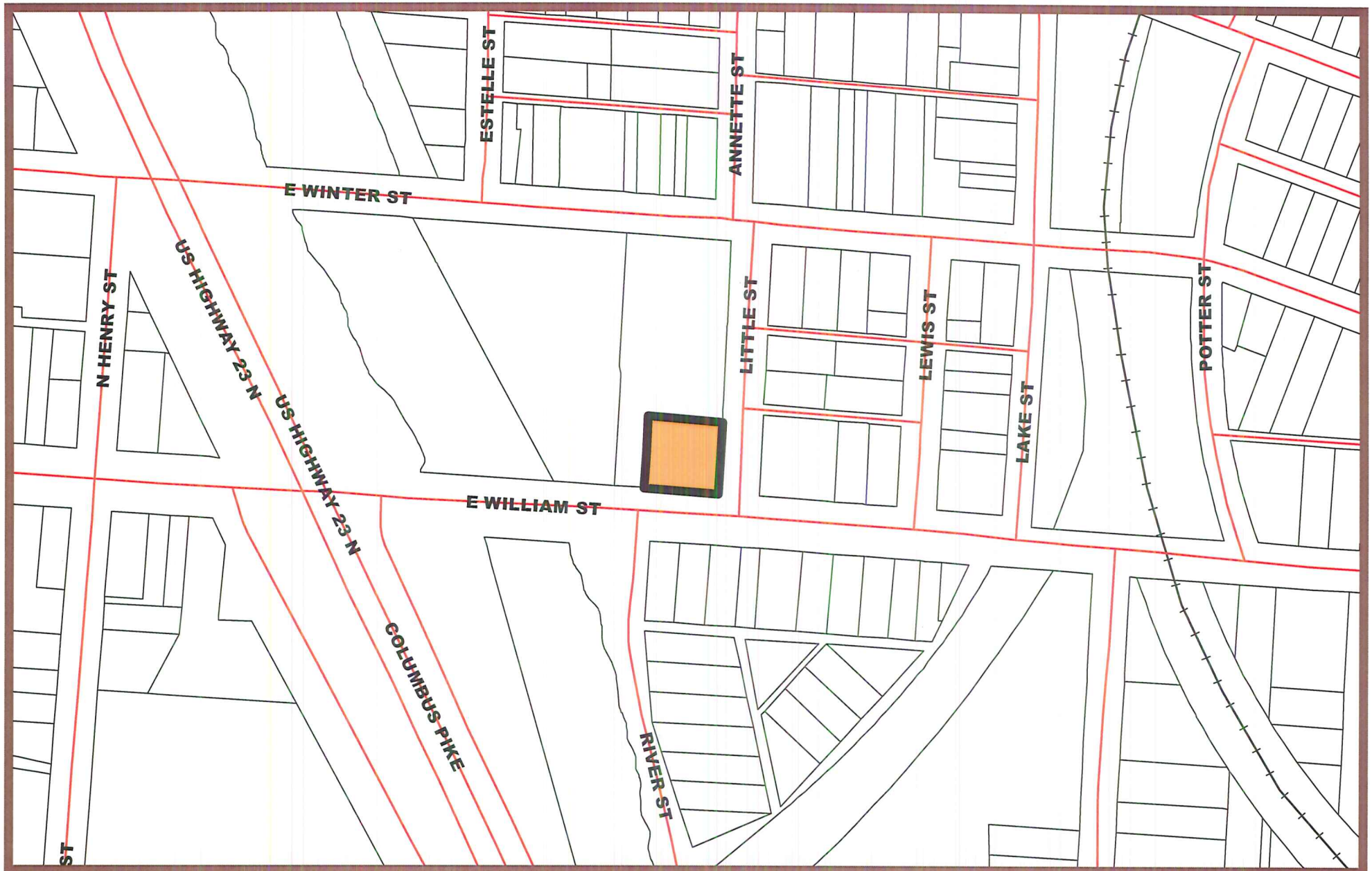
1. No outdoor automotive servicing shall be permitted on the subject site.
2. The entire parking lot shall be repaved, striped, and access points identified within eighteen (18) months of approval.
3. The tree lawn shall be re-established and extended from the front of the building on Little Street north to the north property line to be completed within eighteen (18) months of approval.
4. Any proposed exterior change or signage shall achieve compliance with the requirements of the Historic Downtown Overlay District.

COMMISSION NOTES:

MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled*_____

CONDITIONS/MISCELLANEOUS:

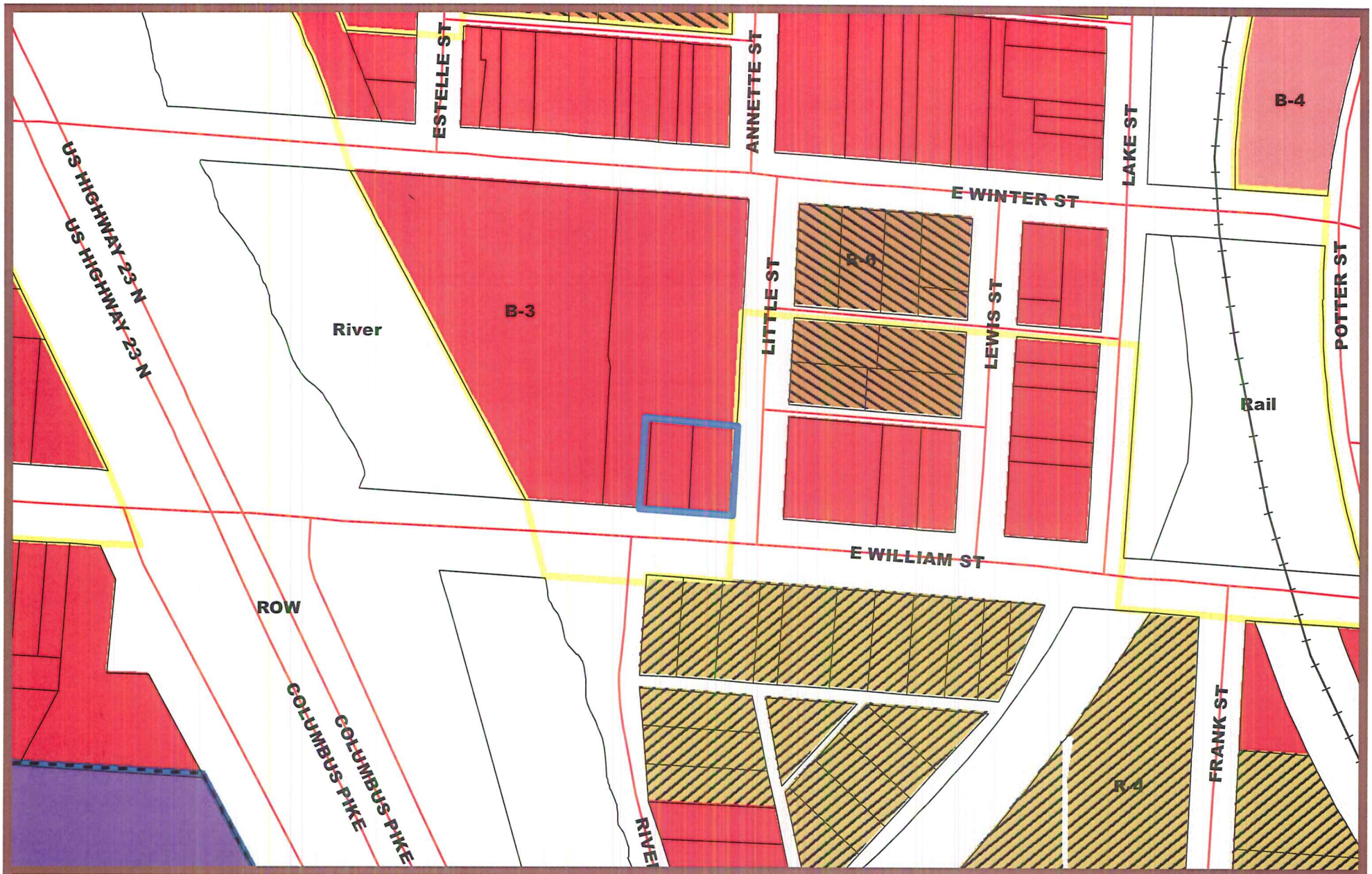
FILE: **S:\PLANNING\PC-CASES\2016 CASES\2016-0101_GARAGE 26_147 E WILLIAM ST CUP**
ORIGINAL: **1/29/2016**
REVISED:



EST 1808
CITY OF
DELAWARE
OHIO

2016-0101
Conditional Use Permit
147 E. William Street
Location Map

N



EST 1808
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OHIO

2016-0101
Conditional Use Permit
147 E. William Street
Zoning Map

N

EST 1808
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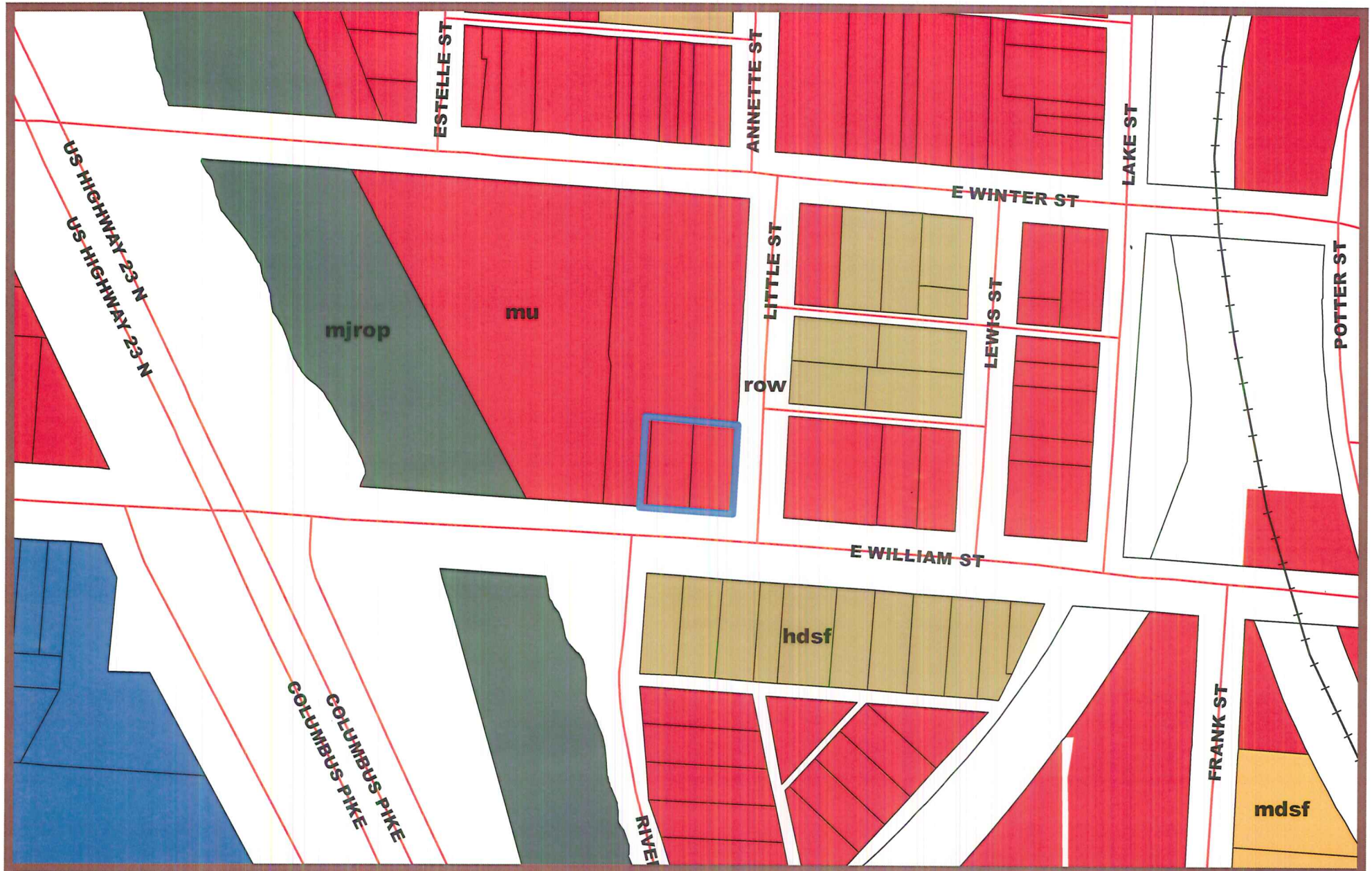
OHIO

2016-0101
Conditional Use Permit
147 E. William Street
Historic District Map

N



EST 1808
CITY OF
DELAWARE
OHIO

2016-0101
Conditional Use Permit
147 E. William Street
Comprehensive Plan Map

N

EST 1808
CITY OF
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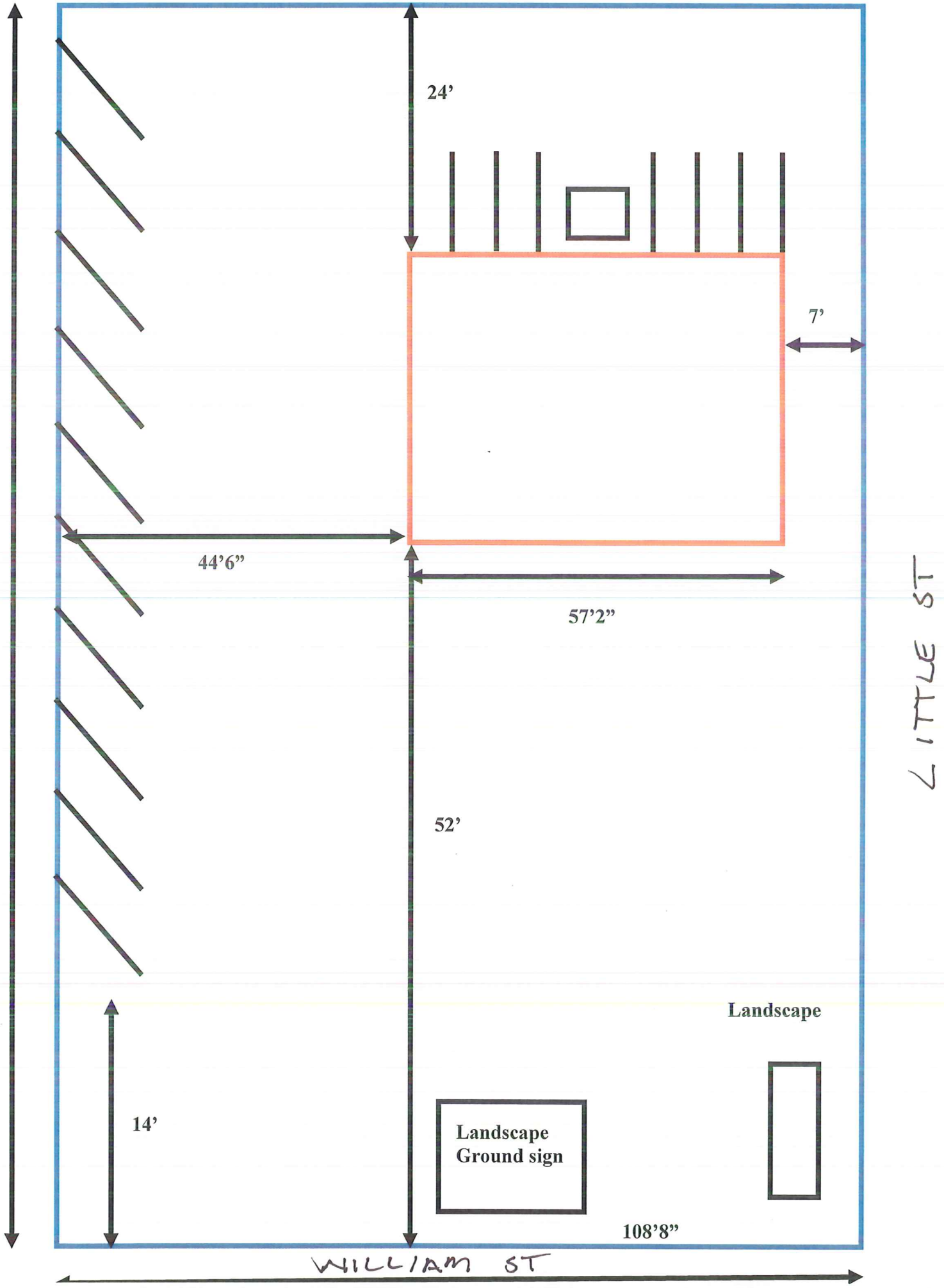
OHIO

2016-0101
Conditional Use Permit
147 E. William Street
Aerial (2013)

N


24'
7'
44'6"
57'2"
52'
14'
Landscape
Landscape
Ground sign
108'8"
WILLIAM ST
LITTLE ST

- Paint exterior "Dover White" by Sherwin Williams
- Paint trim "Peppercorn" by Sherwin Williams
- Replace wood where wood is rotting on fascia
- Install sign above front door entrance
- Ground sign out front T.B.D.
- Paint curbing "Dover White"
- Landscape in needed areas

Our intent is to not only conform, but improve this area with an upscale auto repair facility.

CITY OF DELAWARE, OHIO
PLANNING & COMMUNITY DEVELOPMENT
MASTER APPLICATION FORM

EST 1808 CITY OF DELAWARE OHIO

Project # _____ Case # 2016-0101

Planning Commission

- ☐ Amended Final Development Plan
- ☐ Amended Final Subdivision Plat
- ☐ Amended Preliminary Development Plan
- ☐ Amended Preliminary Subdivision Plat
- ☐ Annexation Review
- ☐ Combined Preliminary & Final Development Plan
- ☐ Comprehensive Plan Amendment
- ☐ Concept Plan
- ☒ Conditional Use Permit
- ☐ Determination of Similar Use
- ☐ Development Plan Exemption
- ☐ Final Development Plan
- ☐ Final Development Plan Extension
- ☐ Final Subdivision Plat
- ☐ Final Subdivision Plat Extension
- ☐ Floodplain Permit
- ☐ Lot Split
- ☐ Pre-annexation Agreement
- ☐ Preliminary Development Plan
- ☐ Preliminary Dev Plan Extension
- ☐ Preliminary Sub Plat
- ☐ Preliminary Sub Plat Extension
- ☐ Rezoning
- ☐ Subdivision Variance
- ☐ Substitution of a Non- Conforming Use
- ☐ Vacation-Alley
- ☐ Vacation-Easement
- ☐ Vacation-Street

Board of Zoning Appeals

- ☐ Appeal Administrative Decision or Interpretation
- ☐ Conditional Use Permit
- ☐ Substitution of Equal or Less Non-Conforming Use
- ☐ Variance

Subdivision/Project Name _____ Address 147 E. William St.

Acreage _____ Square Footage _____ Number of Lots _____ Number of Units _____

Zoning District/Land Use _____ Proposed Zoning/Land Use _____ Parcel # _____

Applicant Name Garage 26 Contact Person Liz Sickinger

Applicant Address 105 English Terrace Delaware, OH 43015

Phone 614-601-2443 Fax _____ E-mail liz.sickinger@yahoo.com

Owner Name David Drissi Contact Person David Drissi

Owner Address 8348 Dunnbury Circle Powell, OH 43065

Phone 614-361-1771 Fax _____ E-mail delashell@aol.com

Engineer/Architect/Attorney _____ Contact Person _____

Address _____

Phone _____ Fax _____ E-mail _____

The undersigned, do hereby verify the truth and correctness of all facts and information presented with this application and authorize field inspections by City Staff.

[signature] David Drissi

Owner Signature — Owner Printed Name

_____ _____

Agent Signature — Agent Printed Name

Sworn to before me and subscribed in my presence this 18 day of January, 2016

Tessa J. Cooper, Notary Public, State of Ohio — Notary Stamp

Tessa J Cooper — Notary Public

JAN 22 2016

s/planning/forms

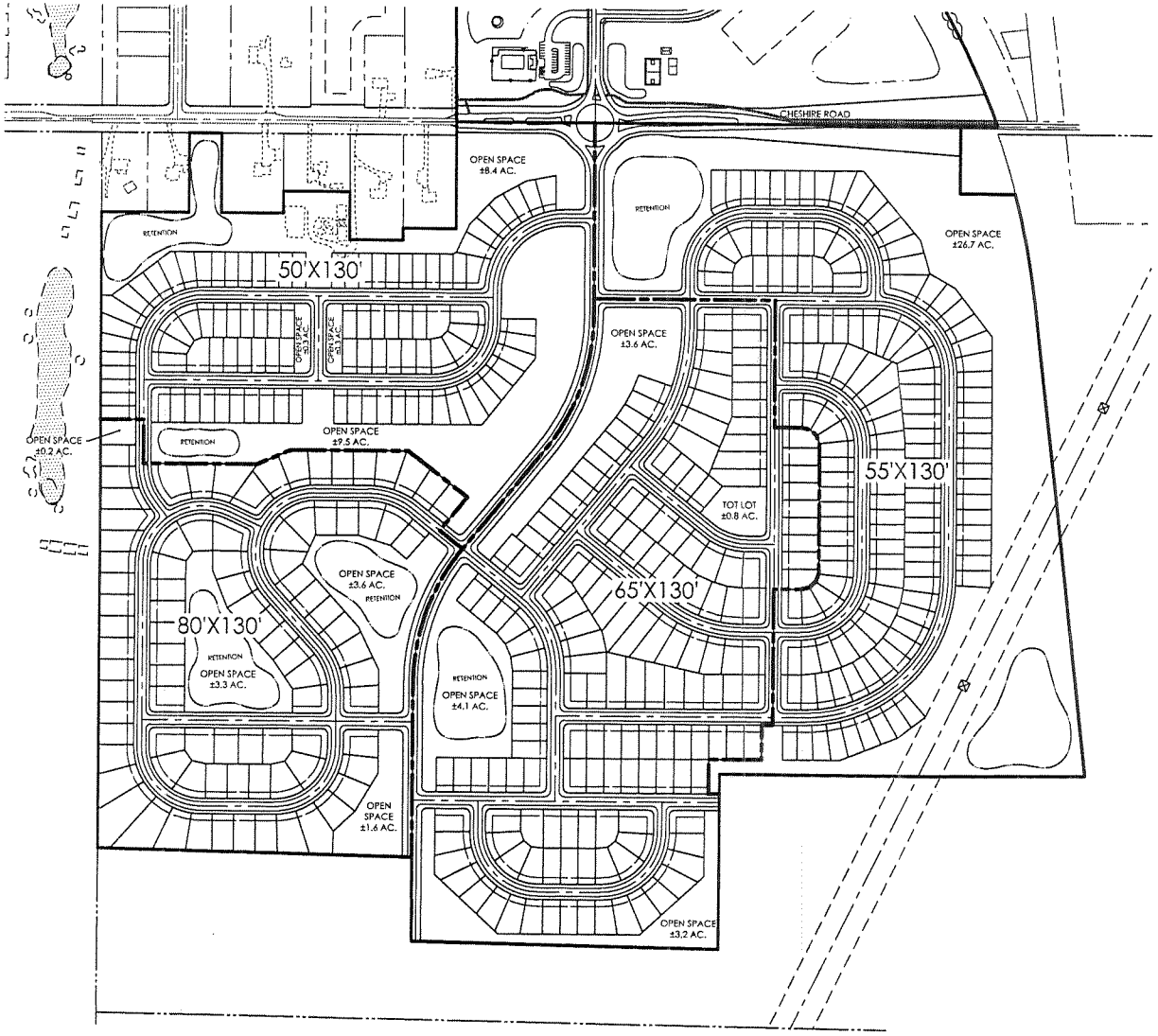
EST 1808

CITY OF DELAWARE OHIO

MEMORANDUM

TO: Planning Commission
FROM: David Efland, AICP, Director of Planning and Community Development
DATE: 1/29/2016
RE: Informal Discussion – Communities at Glenross – south of Cheshire Rd.

Pulte Homes and City Staff have been working on Pulte's conceptual amendments to preliminary plan and plat for Communities at Glenross south of Cheshire Rd. As a result, Pulte will be bringing forward formal proposed amendments to the currently approved preliminary plan and plat for the March Planning Commission agenda. In order to provide an update on the amended concepts and any informal feedback from the Commission in advance of any formal applications, Pulte has provided the attached concept plan. At the meeting, Pulte will provide additional information regarding product type and examples as part of the proposed revisions which involve new-to-market housing opportunities not inconsistent with Pulte's Del Webb product line. Additionally, Pulte and Staff will discuss the changes and history of this development with the Commission to provide perspective and context for the new concept.



SITE STATISTICS:

TOTAL ACREAGE:	±210.7 ACRES
TOTAL NUMBER OF LOTS:	491
50'X130':	100
55'X130':	143
65'X130':	160
80'X130':	88
GROSS DENSITY:	±2.33 LOTS/ACRE
TOTAL OPEN SPACE:	±65.6 ACRES (31.1%)

GRAPHIC SCALE

0 100 200 400

1 inch = 200 feet

COMMUNITIES AT GLENROSS SOUTH

City of Delaware . Delaware County . Ohio

CONCEPTUAL SITE PLAN

PREPARED FOR:

Pulte Homes

4900 Tuttle Crossing Blvd
Dublin, OH 43016
PH: (614) 356-5833

PREPARED BY:

EMHT

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE:	JANUARY 25, 2016
REVISED:	
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SHEET 1 OF 1

2005-0446

GLENROSS

"Low Maintenance" Age-Targeted Residential
(50' x 130' Lots)

GLENROSS
SOUTH OF CHESHIRE ROAD

(80' x 130' Lots)

(65' x 130' Lots)

(55' x 130' Lots)