

**PLANNING COMMISSION  
MOTION SUMMARY  
March 2, 2016**

ITEM 1. Roll Call

Vice-Chairman Simpson called the Planning Commission meeting to order at 7:00 p.m.

Members Present: Robert Badger, George Mantzoros, Jim Halter, Dean Prall, and Vice-Chairman Stacy Simpson

Members Absent: Colleen Tucker-Buck and Chairwoman Lisa Keller

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

**Motion:** Mr. Prall moved to excuse Ms. Tucker-Buck and Chairwoman Keller, seconded by Mr. Halter. Motion approved by a 5-0 vote.

ITEM 2. Approval of the Motion Summary of the Planning Commission meeting held on February 3, 2016, as recorded and transcribed.

**Motion:** Mr. Halter moved to approve the Motion Summary for the February 3, 2016 meeting, seconded by Mr. Mantzoros. Motion approved by a 5-0 vote.

ITEM 3. REGULAR BUSINESS

A. Communities at Glenross

- (1) 2016-0172: A request by Pulte Homes for approval of a Final Development Plan for The Communities at Glenross Section 7 consisting of 40 single family lots on 38.76 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located on White Fawn Run, Night Bird Lane, Course Road and Crick Stone Drive.
- (2) 2016-0173: A request by Pulte Homes for approval of a Final Subdivision Plat for The Communities at Glenross Section 7 consisting of 40 single family lots on 38.76 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) located on White Fawn Run, Night Bird Lane, Course Road and Crick Stone Drive.

**Anticipated Process**

a. Staff Presentation

Mr. Schultz reviewed the zoning map and aerial photograph from 2013. Mr. Schultz reviewed the Final Development Plan and Final Subdivision Plat. Included in the presentation was information on the access locations and landscape plans. Mr. Schultz discussed staff conditions.

b. Applicant Presentation

APPLICANT:

Brian Prenger  
5500 New Albany Road  
Columbus, Ohio

c. Public comment (not a public hearing)

There was no public comment.

d. Commission Action

Mr. Halter clarified that 2016-0173 was for Section 7. Mr. Efland confirmed that this was an approval of a Final Subdivision Plat for the Communities of Glennross Section 7.

**Motion:** Mr. Prall moved to approve 2016-0172, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 5-0 vote.

**Motion:** Mr. Prall moved to approve 2016-0173, Section 7, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 5-0 vote.

B. 2016-0242: A request by The Daimler Group for approval of a Final Development Plan for a building addition to the Delaware Health Center on approximately 102.25 acres zoned PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District) located at 801 Ohio Health Boulevard.

**Anticipated Process**

a. Staff Presentation

Mr. Schultz reviewed the proposed site plan and discussed the current parking lot spaces and requirements. Mr. Schultz reviewed the proposed building elevations and landscaping plan.

b. Applicant Presentation

APPLICANT:

Chris Tumblin  
1533 Lake Shore Drive  
Columbus, Ohio

Todd Sloan

1533 Lake Shore Drive  
Columbus, Ohio

Mr. Sloan discussed upgrades to Grady Hospital and site location for possible expansion in the future.

c. Public comment (not a public hearing)

There was no public comment.

d. Commission Action

**Motion:** Mr. Prall moved to approve 2016-0242, along with all staff conditions and recommendations, seconded by Mr. Mantzoros. Motion approved by a 5-0 vote.

C. 2016-0244: A request by Fed One Dublin LLC for approval of a Combined Preliminary and Final Development Plan for an approximate 77,500 square foot building for Precision Tower Products on approximately 9.49 acres zoned M-2 (General Manufacturing District) located at 1600 Pittsburgh Drive.

**Anticipated Process**

a. Staff Presentation

Mr. Schultz reviewed the Final Development Plan and the potential additional parking spaces on the proposed plan. Mr. Schultz reviewed the proposed building elevations.

b. Applicant Presentation

**APPLICANT:**

Sara Hanes  
8400 Industrial Parkway  
Plain City, Ohio

Todd King  
7048 Bordeaux Ct.  
Dublin, Ohio

Mr. Halter discussed with the applicant the requirement for dust control in gravel parking lots.

c. Public comment (not a public hearing)

There was no public comment.

d. Commission Action

**Motion:** Mr. Halter moved to approve 2016-0244, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 5-0 vote.

D. 2016-0245: A request by Delaware Development Plan LTD for a Concept Plan Review for a proposed mixed use development on approximately 78 acres zoned A-1 (Agricultural District) and A-1 PMU (Agricultural with a Planned Mixed Use Overlay District) in the City and located north of proposed Meeker Way, east of US 23 and west of Stratford Road.

**Anticipated Process**

a. Staff Presentation

Mr. Efland discussed the definition of a Concept Plan Review. Mr. Efland provided a presentation that included the location map for the potential development and zoning map. Mr. Efland discussed the proposed site plan and proposed access locations on US 23, Meeker Way and Stratford Road. Mr. Efland discussed the need for a traffic study to be completed. Mr. Efland discussed the applicant's plan for green space and open space. Mr. Efland provided information regarding the historical house and barn on the proposed site plan.

b. Applicant Presentation

APPLICANT:

Connie Klema  
Delaware Development Plan LTD  
P.O. Box 991  
Pataskala, Ohio

Michael R. Shade  
P.O. Box 438  
Delaware, Ohio

Valerie Croasmun  
2221 Schrock Rd  
Columbus, Ohio  
M.S. Consultants

Ms. Klema discussed the potential uses for the green space area and proposed plans for the historic barn.

Mr. Prall recommended that density along Stratford Road be low, as well as along the residential properties to the northern portion of the development.

Mr. Halter voiced a concern over the quantity of black top as well as the original Master Plan for the area to be developed as residential.

Mr. Shade addressed questions and concerns pertaining to the annexation of part of the property into the City of Delaware.

A discussion was held on the pedestrian connectivity.

Mr. Badger voiced a concern over traffic safety at the designated access locations.

Ms. Croasmun discussed the current process to complete the traffic study.

Vice-Chairman Simpson voiced concern over potential light pollution from the site to Perkins Observatory. Vice-Chairman Simpson voiced he would not be in support of the removal of historic buildings.

Vice-Chairman Simpson requested a break at 8:41 p.m. Vice-Chairman Simpson reconvened the meeting at 8:53 p.m.

c. Public comment (not a public hearing)

PUBLIC PARTICIPATION:

Mike James  
144 Wagner Way  
Delaware, Ohio

Mr. James discussed the livestock that resides on his property and concern over the buffer for the bike path. Mr. James also voiced a concern over the creek.

Marci Bird  
5785 Buechel Dr.  
Delaware, Ohio 43015

Ms. Bird spoke to represent Friends of the Lower Olentangy Watershed (FLOW). Ms. Bird discussed concerns over the effects to the stream from the impervious pavement and potential relocation of the stream. Ms. Bird discussed the use of electrical lines and if the lines would be buried or above ground.

Barbara Martin  
1901 Stratford Rd  
Delaware, Ohio 43015

Ms. Martin discussed a previous underground passage way for cows off of the Babbington Farm, and potential use of this access for pedestrians to cross U.S.

23.

Ms. Martin voiced a concern of possible increase of traffic to the area.

Jean Ball  
1989 Stratford Rd.  
Delaware, Ohio 43015

Voiced her preference to keep the historic sites and the benefits these sites have to surrounding areas.

Roger Koch  
Delaware County Historical Society  
2690 Stratford Rd.  
Delaware, Ohio 43015

Mr. Koch discussed the historical significance of the area. Mr. Koch voiced concern over the creek and methods to prevent erosion.

Dave Kerr  
7792 Olentangy River Rd, Suite C.  
Columbus, Ohio 43235

Mr. Kerr recommended the applicant consider residential space for second level floor plans to promote community involvement and to have active use of the green space.

d. No Commission Action

#### ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland discussed the need for all Commission Members to have a copy of the Comprehensive Plan of the City of Delaware. Mr. Halter requested a copy.

Mr. Efland provided information on the CHIP Grant.

Mr. Efland provided an update on the East William Street project.

#### ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

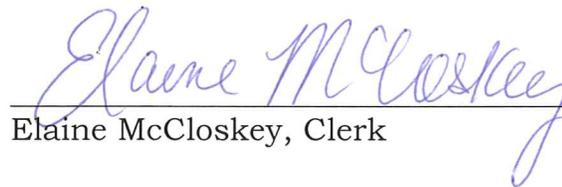
Mr. Halter requested an update on the future development plans for Delaware Place. Mr. Efland discussed the tax credit process changes by the State of Ohio.

ITEM 6. NEXT REGULAR MEETING: April 6, 2016

ITEM 7. ADJOURNMENT:

**Motion:** Vice-Chairman Simpson moved for the March 2, 2016 Planning Commission meeting to adjourn. The meeting adjourned at 9:26 p.m.

  
\_\_\_\_\_  
Lisa Keller, Chairwoman

  
\_\_\_\_\_  
Elaine McCloskey, Clerk