

**PLANNING COMMISSION
MOTION SUMMARY
May 4, 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, Dean Prall, Colleen Tucker-Buck, Vice-Chairman Stacy Simpson, and Chairwoman Lisa Keller

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

ITEM 2. Approval of the Motion Summary of the Planning Commission meeting held on April 6, 2016, as recorded and transcribed.

Motion: Mr. Halter moved to approve the Motion Summary for the April 6, 2016 meeting, seconded by Mr. Prall. Motion approved by a 6-0-1 (Tucker-Buck) vote.

ITEM 3. REGULAR BUSINESS

A. 2016-1086: A request by Columbia Gas for approval of a Development Plan Exemption to allow the construction of a Gas Receiver on 0.735 acres zoned M-2 (General Manufacturing) located on the southeast corner of Pittsburgh Drive and Section Line Road intersection.

Anticipated Process

a. Staff Presentation

Mr. Schultz provided a presentation that included the proposed site plan. Information was provided regarding the fencing to enclose the equipment and the proposed landscape plan.

b. Applicant Presentation

APPLICANT:

Diego Catano
1600 Dublin Rd.
Columbus, Ohio

Mr. Catano discussed the analysis that was completed to determine the risk and impact of the area would be low.

Mr. Halter discussed his concern with the proximity to the airport. Mr. Catano stated that the above ground structure will be depressurized,

Mr. Halter voiced his concern over whether the gravel area will be dust proof or not. Ms. Stachler and Mr. Efland stated that due to the size of gravel and the majority of the area off the road, that it will not be required.

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

Motion: Mr. Badger moved to approve 2016-1086, along with all staff conditions and recommendations, seconded by Ms. Tucker-Buck. Motion approved by a 7-0 vote.

- B. 2016-1004: A request by Washington Enterprises for approval of a Development Plan Exemption for a building addition to NAPA Auto Parts at 455 South Sandusky Street on 0.76 acres zoned B-3 (Community Business District).

Anticipated Process

- a. Staff Presentation

Mr. Schultz reviewed the proposed site plan and building addition. Information was provided on the both the existing and proposed access to the site, parking spaces, dumpster location and requirements, proposed building elevations. The Commission was informed of the approval of the landscape plan by the Shade Tree Commission.

- b. Applicant Presentation

APPLICANT:

Robert Washington
10451 Rosecrans Rd
Sunbury, Ohio

Mr. Washington discussed plans to have the existing parking lot repaved.

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

Motion: Vice-Chairman Simpson moved to approve 2016-1004, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 7-0 vote.

- C. Stockdale Farms
- (1) 2016-0984: A request by LYH, LLC for approval of an extension to the approved Final Development Plan for Phase 1 of Stockdale Farms Subdivision consisting of 60 single family lots on 44.74 acres located at the northeast corner of Braumiller and Pollock Roads and zoned R-2 PMU (One-Family Residential with a Planned Mixed Use Overlay District).
 - (2) 2016-0985: A request by LYH, LLC for approval of an extension to the approved Final Subdivision Plat for Phase 1 of Stockdale Farms Subdivision consisting of 60 single family lots on 44.74 acres located at the northeast corner of Braumiller and Pollock Roads and zoned R-2 PMU (One-Family Residential with a Planned Mixed Use Overlay District).

Anticipated Process

a. Staff Presentation

Mr. Efland provided information on the Approved Preliminary Development Plan and Plat and the recommendation for a one year extension.

b. Applicant Presentation

APPLICANT:

Steve Martin
50 N. Sandusky St.
Delaware, Ohio 43015

Mr. Martin discussed issues regarding Braumiller Road and the increasing cost of infrastructure and building cost. Mr. Martin informed the Commission the property is on the market for sale.

A discussion was held on the process that would happen if a new developer wanted to purchase the property and make new changes.

c. Public comment (not a public hearing)

d. Commission Action

Motion: Vice-Chairman Simpson moved to approve 2016-0984, along with all staff conditions and recommendations, seconded by Mr. Mantzoros. Motion approved by a 7-0 vote.

Motion: Vice-Chairman Simpson moved to approve 2016-0985, along with all staff conditions and recommendations, seconded by Mr. Mantzoros. Motion approved by a 7-0 vote.

- D. 2016-1011: A request by Medlock LLC., for approval of a Final Subdivision Plat for Millbrook Section 2 consisting of 40 single family lots

on 10.26 acres zoned R-3 (One-Family Residential District) located on Ridgefield Drive and Elliot Road.

Anticipated Process

a. Staff Presentation

Mr. Schultz provided a presentation that included zoning and location map. Mr. Schultz informed the Commission that Section 2 was originally approved in 2004, but that plans never moved forward. Mr. Schultz provided information on the park and open space.

A discussion was held on the correct street names. Staff will make the necessary changes.

Chairwoman Keller voiced her concern over the conditions of property owned by Mr. Sabatino along Houk Road. Chairwoman Keller provided photographs of landscape areas with weeds and no mulch along with the deteriorating condition of the fencing and signage along Houk Road. Chairwoman Keller informed the Commission that the pictures were taken on May 4, 2016. Chairwoman Keller read into the record an email from Mr. Roger Collum regarding the conditions of the property.

b. Applicant Presentation

APPLICANT:

Ron Sabatino
2895 Stoneridge Lane
Dublin, Ohio 43017

Mr. Sabatino discussed the partnership of Medrock. Mr. Sabatino indicated that Rockford Homes has hired a company to manage the properties and Homeowners Associations. Mr. Sabatino further stated that he has a purchase order for the fence to be repaired and repainted, but that the work cannot be completed until the weather is dry. Mr. Sabatino agreed that the area needs to be properly taken care of and that the sign needs repair but it is not owned by Medrock.

Mr. Efland recommended that a formal code enforcement process be completed in the area. Mr. Efland is to research if the signage was a temporary permit. Chairwoman Keller recommended that a condition be added regarding the landscape plan.

Mr. Halter added Condition 9 to the staff report to state: that within 30 days all of mowing, landscaping, including mulching and weeding and painting of the fence shall be installed and maintained on Medrock property located on the west side of Houk road and extending west on William Street shall be

completed or no housing permits on Medrock Final Subdivision Plat Section 2 2016-1011 will be issued until said work is completed and inspected by city. The Commission members were in agreement to the new condition. Mr. Sabatino voiced no concern over the changes to the staff agreement.

c. Public comment (not a public hearing)

d. Commission Action

Motion: Mr. Halter moved to approve 2016-1011, along with all staff conditions and recommendations, including Condition 9, seconded by Mr. Badger. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Rose presented the Commission the Housing Pipeline Exhibit.

Mr. Efland provided a presentation of the Engineering Plan Review and Construction Process pertaining to the bonding of subdivisions to the Commission for feedback. The Commission recommended that no changes be made to the current bonding process.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

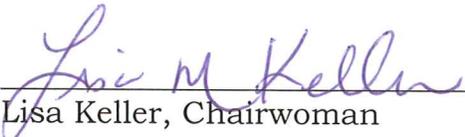
Mr. Prall requested an update regarding a potential park for the south east side of the city. Mr. Prall also requested an update regarding the upcoming construction of the new fire station.

Ms. Tucker-Buck stated that this meeting will be her official last meeting and due to work commitments, she has resigned from the Planning Commission.

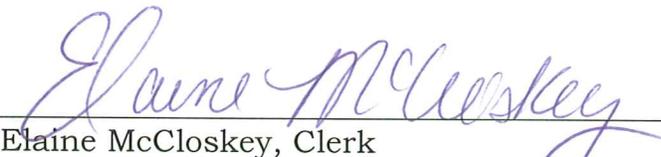
ITEM 6. NEXT REGULAR MEETING: June 1, 2016

ITEM 7. ADJOURNMENT:

Motion: Chairwoman Keller moved for the May 4, 2016 Planning Commission meeting to adjourn. The meeting adjourned at 9:22 p.m.



Lisa Keller, Chairwoman



Elaine McCloskey, Clerk