

PLANNING COMMISSION
June 1, 2016
MOTION SUMMARY

ITEM 1. Roll Call

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

Members Present: Robert Badger, Jim Halter, Dean Prall, Vice-Chairman Stacy Simpson, and Chairwoman Lisa Keller

Staff Present: Jennifer Stachler, Assistant City Engineer and Lance Schultz, Zoning Administrator

Motion to Excuse: Mr. Prall moved to excused Mr. Mantzoros, seconded by Mr. Badger. Motion approved by a 5-0 vote.

ITEM 2. Approval of the Motion Summary of the Planning Commission meeting held on May 4, 2016, as recorded and transcribed.

Motion: Mr. Halter moved to approve the Motion Summary for the May 4, 2016 meeting, seconded by Vice-Chairman Simpson. Motion approved by a 5-0 vote.

ITEM 3. REGULAR BUSINESS

A. 2016-1352: A request by Certified Oil for approval of a Combined Preliminary and Final Development Plan to raze the existing building and construct a new building for Certified Oil at 2061 US 23 North on property zoned B-4 (General Business District) on approximately 0.998 acres.

Anticipated Process

a. Staff Presentation

Mr. Schultz provided a presentation that included the proposed site plan and access locations. Mr. Schultz reviewed the proposed building elevations and canopy elevation. Discussion was held regarding the pedestrian connectivity.

b. Applicant Presentation

APPLICANT:

Don Glenn
949 King Avenue
Columbus, Ohio 43212

Discussion was held regarding the landscape plan and ability to add some

decorative planters. Mr. Glenn voiced agreement to see if planters would be appropriate at front door. There were no additional staff conditions recommended by the Planning Commission in regards to the landscape plans. Mr. Glenn voiced agreement to the proposed staff conditions.

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

Motion: Mr. Badger moved to approve 2016-1352, along with all staff conditions and recommendations, seconded by Vice-Chairman Simpson. Motion approved by a 5-0 vote.

- B. 2016-1478: A request by Ohio Wesleyan University for approval of a Final Development Plan for a Phase 2 Small Living Unit (SLU) on approximately 1.373 acres located on the north side of Rowland Avenue between South Washington Street and South Liberty Street on property zoned to PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District)

Anticipated Process

- a. Staff Presentation

Mr. Schultz reviewed the site plan for Phase 2 and proposed building elevations. Mr. Schultz reviewed the staff conditions.

- b. Applicant Presentation

APPLICANT:

Randy Reger
BSHM Architects, Inc.
137 N. Washington Street
Delaware, Ohio 43015

Peter Schantz
Ohio Wesleyan Director of Physical Plant Planning & Operations
28 Hayes Street
Delaware, Ohio 43015

Discussion was held with the applicants regarding current landscape plan. Mr. Prall voiced a concern over the minimal landscaping plan, and recommended the consideration of additional trees closer to the homes. Mr. Halter recommended that the applicants wait until further development of the phases before planting additional trees.

- c. Public comment (not a public hearing)

d. Commission Action

Motion: Mr. Halter moved to approve 2016-1478, along with all staff conditions and recommendations, seconded by Vice-Chairman Simpson. Motion approved by a 5-0 vote.

APPLICANT:

Ron Sabatino
2895 Stoneridge Lane
Dublin, Ohio 43017

ITEM 4. PLANNING DIRECTOR'S REPORT

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Halter voiced a concern regarding the additional staff condition recommended by the Planning Commission and agreed to by the applicant regarding the completion of landscaping for case 2016-1011 (Millbrook Subdivision Section 2). Mr. Halter informed the Commission that the landscaping had not been completed and requested that staff send a letter to the applicant regarding this condition. Mr. Schultz informed the Commission that staff was aware of the landscaping situation and provided an update on the research regarding the signage on the subject site. Discussion was held with the Planning Commission if a withdrawal of the approval can occur if the condition is not met. The Planning Commission was in agreement for Chairwoman Keller to recommend to City Council to explore legal issues to reopen case 2016-1011.

Mr. Badger informed the Commission that he may be unable to attend the July 6, 2016 meeting due to a scheduled surgery.

Mr. Prall informed the Commission that he received the update from the Fire Chief regarding the new fire station.

Vice-Chairman Simpson informed staff that the historic property on Stratford Road is in need of mowing. Mr. Schultz informed the Commission a portion of the property is located in the township.

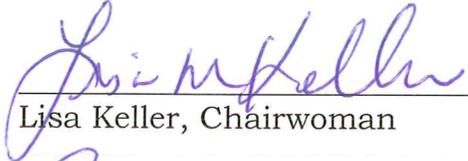
Chairwoman Keller provided information to the Commission regarding the opening of the Spray and Play Park.

Chairwoman Keller requested an update regarding current interviews and applicants for the open seat on the Planning Commission.

ITEM 6. NEXT REGULAR MEETING: July 6, 2016

ITEM 7. ADJOURNMENT:

Motion: Chairwoman Keller moved for the June 1, 2016 Planning Commission meeting to adjourn. The meeting adjourned at 7:58 p.m.



Lisa Keller, Chairwoman



Elaine McCloskey, Clerk