

**PLANNING COMMISSION
MOTION SUMMARY
July 6, 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, Dean Prall, Vice-Chairman Stacy Simpson, and Chairwoman Lisa Keller

Members Absent: Jim Halter

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

Motion to Excuse: Mr. Badger moved to excuse Mr. Halter, seconded by Vice-Chairman Simpson. Motion approved by a 5-0 vote.

ITEM 2. Approval of the Motion Summary of the Planning Commission meeting held on June 1, 2016, as recorded and transcribed.

Motion: Mr. Prall moved to approve the Motion Summary for the June 1, 2016 meeting, seconded by Mr. Badger. Motion approved by a 4-0-1 (Mantzoros) vote.

ITEM 3. REGULAR BUSINESS

A. 2016-1351: A request by Fed One Dublin, LLC, for approval of a Combined Preliminary and Final Development Plan to construct a new building for Symmetry II at 105 Innovation Court on property zoned M-1 PMU (Light Manufacturing District with a Planned Mixed Use Overlay District) on 7.165 acres.

Anticipated Process

a. Staff Presentation

Mr. Schultz provided a presentation that included the proposed site plan and access locations. Mr. Schultz discussed the location of dumpster pads and retention ponds, and reviewed the landscape plans. Mr. Schultz discussed the building elevations and proposed colors and materials.

b. Applicant Presentation

APPLICANT:

Doug Shull
140 E. Town St. Suite 1150
Columbus, Ohio

John Lewis
1036 Hills Miller Rd
Delaware, Oh 43015

Mr. Lewis discussed the materials necessary for the dumpsters and requested the use of a metal gate for better durability. Mr. Efland discussed the use of Quick Brick materials on the outside of the dumpster. Discussion with the Commission to amend staff recommendation 3.

c. Public comment (not a public hearing)

d. Commission Action

Motion: Mr. Prall moved to amend 2016-1351 staff recommendation number 3 to reflect that the dumpster shall be enclosed by brick or quick brick along with a wood or metal door painted or stained to match, seconded Mr. Badger. Motion approved by a 5-0 vote.

Motion: Mr. Prall moved to approve 2016-1351, along with all staff conditions and recommendations and revised staff condition three, seconded by Vice-Chairman Simpson. Motion approved by a 5-0 vote.

B. Communities at Glenross

- (1) 2016-1692: A request by Pulte Homes for approval of a Rezoning Amendment to the Development Text for the Communities at Glenross Sections 11-22 (Sub-Areas IA, IB and III) on approximately 210.7 acres containing 487 single family lots zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located south of Cheshire Road.
- (2) 2016-1694: A request by Pulte Homes for approval of an Amendment to the Preliminary Development Plan for the Communities at Glenross Sections 11-22 (Sub-Areas IA, IB and III) on approximately 210.7 acres containing 487 single family lots zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located south of Cheshire Road.
- (3) 2016-1696: A request by Pulte Homes for approval of an Amendment to the Preliminary Subdivision Plat for the Communities at Glenross Sections 11-22 (Sub-Areas IA, IB and III) on approximately 210.7 acres containing 487 single family lots zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located south of Cheshire Road.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the 2011 Approved Preliminary Plan and Plat and the revised site plan. Mr. Schultz discussed pedestrian connectivity plan and the landscape plan.

b. Applicant Presentation

APPLICANT:

Steve Peck
4900 Tuttle Crossing Blvd.
Columbus, Ohio

Joel West
4900 Tuttle Crossing Blvd.
Columbus, Ohio

Mr. Prall voiced a concern regarding the proposed vinyl material to be used in Sections 11 and 12, and that other homes residing on the golf course require natural materials. Mr. Peck and Mr. West discussed the location of the section and the desire for a low maintenance option. Mr. Peck discussed the use of a landscape buffer along this area.

Discussion was held with the Commission over the how detached condos affect the property values of surrounding homes. Mr. Peck reviewed the requirements for the detached homes with various options to upgrade.

Mr. Prall discussed a concern regarding the locations of various retention ponds. Ms. Stachler informed the Commission that the engineering department will review the location and size of the retention ponds.

c. Public comment (public hearing)

PUBLIC PARTICIPATION:

Robert and Cindy Wren
1670 Cheshire Road
Delaware, Ohio

Mr. & Mrs. Wren voiced concerns regarding the bike path loop in their back yard boundaries. Discussion was held on the use of landscape buffering.

Mr. Wren discussed concerns over the location of retention ponds in relation to the property lines and flooding during heavy rains.

Amy Leighty
1540 Cheshire Road
Delaware, Ohio

Ms. Leighty voiced a concern over the location of the retention pond next to her property and requested a fence to screen the pond.

Mr. Peck discussed the concerns voiced by Mr. & Mrs. Wren and Ms. Leighty. Mr. Peck discussed the use of landscape buffers for privacy, the possible removal of the bike loop, and possible placement of a fence.

Further discussion was held with the Commission over the use of vinyl materials and the discussion of moving the sections. Mr. West discussed the placement of the detached condominiums to allow a closer proximity to the recreation center.

d. Commission Action

Motion: Vice-Chairman Simpson moved to approve 2016-1692, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 4-1 (Prall) vote.

Motion: Vice-Chairman Simpson moved to approve 2016-1694, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 4-1 (Prall) vote.

Motion: Vice-Chairman Simpson moved to approve 2016-1696, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 4-1 (Prall) vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland discussed the Moving Delaware Forward Campaign.

Mr. Efland informed the Commission of a code enforcement concern voiced by Chairwoman Keller.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Mantzoros requested information regarding the Downtown Façade Program. Mr. Efland provided an update on available funds.

Vice-Chairman Simpson voiced a concern over unmaintained landscaping at the unoccupied retailer on S. Franklin and London Rd. Mr. Efland informed the Commission that staff is aware of the violation.

Chairwoman Keller provided an update to the Commission over the Spray and Play Park.

ITEM 6. NEXT REGULAR MEETING: August 3, 2016

ITEM 7. ADJOURNMENT:

Motion: Chairwoman Keller moved for the July 6, 2016 Planning Commission meeting to adjourn. The meeting adjourned at 9:01 p.m.



Lisa Keller, Chairwoman



Elaine McCloskey, Clerk