

**PLANNING COMMISSION
MOTION SUMMARY
August 3, 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, 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 July 6, 2016, as recorded and transcribed.

Motion: Mr. Badger moved to approve the Motion Summary for the July 6, 2016 meeting, seconded by Mr. Prall. Motion approved by a 5-0-1 (Halter) vote.

ITEM 3. REGULAR BUSINESS

A. Londontown Apartments

- (1) 2016-2049: A request by Delaware Housing Corporation for approval of a Rezoning Amendment for Londontown Apartments on approximately 0.88 acres (parcel #419-122-01-006-000) from B-3 (Community Business District) to R-6 (Multi-Family Residential District) and located at 300 Chelsea Street.
- (2) 2016-2050: A request by Delaware Housing Corporation for approval of a Combined Preliminary and Final Development Plan for a Parking Lot Expansion for Londontown Apartments on approximately 0.88 (parcel #419-122-01-006-000) on property zoned R-6 (Multi-Family Residential District) and located at 300 Chelsea Street.
- (3) 2016-2192: A request by Delaware Housing Corporation for approval of an Amendment of the Comprehensive Plan on property designated as Commercial on the future land use map to Moderate Density Multi-Family for Londontown Apartments on approximately 0.88 acres (parcel #419-122-01-006-000) on property zoned R-6 (Multi-Family Residential District) and located at 300 Chelsea Street.

Anticipated Process

- a. Staff Presentation

Mr. Efland reviewed the proposed site plan. Discussion was held on proposed fencing plan.

- b. Applicant Presentation

APPLICANT:

Mark Cameron
1495 Old Henderson Road
Columbus, Ohio 43220

- c. Public comment (public hearing)

There was no public comment.

- d. Commission Action

Motion: Mr. Prall moved to approve 2016-2049, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 6-0 vote.

Motion: Mr. Prall moved to approve 2016-2050, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 6-0 vote.

Motion: Mr. Prall moved to approve 2016-2051, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 6-0 vote.

- B. 2016-2055: A request by Henderson Trucking for approval of a Development Plan Exemption for a Building Expansion on approximately 8.69 acres zoned M-2 (General Manufacturing District) and located at 124 Henderson Court.

Anticipated Process

- a. Staff Presentation

Mr. Efland reviewed the proposed addition for storage purposes and proposed site plan.

- b. Applicant Presentation

APPLICANT:

James Leeseberg
2550 Corporate Exchange
Columbus, Ohio

- c. Public comment (no public hearing)

There was no public comment.

- d. Commission Action

Motion: Mr. Badger moved to approve 2016-2055, along with all staff conditions and recommendations, seconded by Vice-Chairman Simpson. Motion approved by a 6-0 vote.

- C. 2016-2057: A request by Pulte Homes for approval of a Final Development Plan for a Pool House and Recreation Area for the Communities at Glenross on approximately 22.7 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located north of Cheshire Road.

Anticipated Process

- a. Staff Presentation

Mr. Schultz reviewed the proposed site plan and pool house building elevations. Mr. Schultz discussed the role of the Home Owners Association in maintaining the pool, which will not be open to the public.

- b. Applicant Presentation

APPLICANT:

Joel West
4900 Tuttle Crossing Blvd.
Dublin, Ohio 43016

Mr. Prall requested information regarding the designated grass parking area. Mr. West discussed the use of the area for overflow parking and to determine the need for additional parking at a later time.

Mr. Prall voiced a concern regarding the visual location of the proposed sledding hill location. Mr. West discussed the design of the park to be a four season park. Mr. West discussed proposed landscape to buffer the hill from the road.

Mr. Prall requested additional information on the color scheme of the pool house and shelter house. Mr. West discussed the plan for the materials and timeline to open the pool.

Vice-Chairman Simpson discussed the location of the volleyball courts. Mr. West discussed the current location was to allow for a large open space.

Mr. West discussed condition number 6, and recommended the allowance for an aggregate base. Mr. West discussed the designated area is intended for golf carts parking. Mr. Efland recommends the use of asphalt for maintenance and consistency. The Commission was in agreement to staff condition number 6.

Mr. West discussed condition number 7 and requested the ability to raise the mounding and landscape with trees and not rows of shrubs to achieve headlight screening. Mr. Efland informed the Commission that these changes would fulfill the condition requirement.

c. Public comment (no public hearing)

PUBLIC PARTICIPATION:

Tom Bonacuse
880 Ballater Dr.
Delaware, Ohio 43015

Mr. Bonacuse voiced support for the inclusion of a sledding hill. Mr. Efland addressed Mr. Bonacuse question regarding why the park area will be open to the public.

Mr. Bonacuse requested signage to inform construction vehicles which roads to use.

d. Commission Action

Motion: Vice-Chairman Simpson moved to approve 2016-2057, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 6-0 vote.

D. Communities at Glenross- Section 8

- (1) 2016-2059: A request by Pulte Homes for approval of a Final Development Plan for the Communities at Glenross Section 8 consisting of 34 single family lots on approximately 10.967 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located on Eaglewalk Road, White Fawn Run and Gray Owl Drive.
- (2) 2016-2060: A request by Pulte Homes for approval of a Final Subdivision Plat for the Communities at Glenross Section 8 consisting of 34 single family lots on approximately 10.967 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located on Eaglewalk Road, White Fawn Run and Gray Owl Drive.

Anticipated Process

- a. Staff Presentation

Mr. Schultz reviewed the Approved Preliminary Development Plan and Plat.

- b. Applicant Presentation

APPLICANT:

Joel West
4900 Tuttle Crossing Blvd.
Dublin, Ohio 43016

- c. Public comment (no public hearing)

There was no public comment.

- d. Commission Action

Motion: Mr. Badger moved to approve 2016-2059, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 6-0 vote.

Motion: Mr. Badger moved to approve 2016-2060, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 6-0 vote.

E. Communities at Glenross - Section 9

- (1) 2016-2061: A request by Pulte Homes for approval of a Final Development Plan for the Communities at Glenross Section 9 consisting of 29 single family lots on approximately 11.069 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located on Crick Stone Drive and Silver Fox Way.
- (2) 2016-2062: A request by Pulte Homes for approval of a Final Subdivision Plat for the Communities at Glenross Section 9 consisting of 29 single family lots on approximately 11.069 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located on Crick Stone Drive and Silver Fox Way.

Anticipated Process

- a. Staff Presentation

Mr. Schultz reviewed the Approved Preliminary Development Plan and Plat.

b. Applicant Presentation

APPLICANT:

Joel West
4900 Tuttle Crossing Blvd.
Dublin, Ohio 43016

c. Public comment (no public hearing)

There was no public comment.

d. Commission Action

Motion: Vice-Chairman Simpson moved to approve 2016-2061, along with all staff conditions and recommendations, seconded by Mr. Mantzoros. Motion approved by a 6-0 vote.

Motion: Vice-Chairman Simpson moved to approve 2016-2062, along with all staff conditions and recommendations, seconded by Mr. Mantzoros. Motion approved by a 6-0 vote.

F. Communities at Glenross - Section 10

- (1) 2016-2063: A request by Pulte Homes for approval of a Final Development Plan for the Communities at Glenross Section 10 consisting of 34 single family lots on approximately 10.234 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located on White Fawn Run and Gray Owl Drive.
- (2) 2016-2064: A request by Pulte Homes for approval of a Final Subdivision Plat for the Communities at Glenross Section 10 consisting of 34 single family lots on approximately 10.234 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located on White Fawn Run and Gray Owl Drive.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the Approved Preliminary Development Plan and Plat.

b. Applicant Presentation

APPLICANT:

Joel West
4900 Tuttle Crossing Blvd.

Dublin, Ohio 43016

Mr. West discussed plans for mounding for Section 10.

c. Public comment (no public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Mantzoros moved to approve 2016-2063, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 6-0 vote.

Motion: Mr. Mantzoros moved to approve 2016-2064, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 6-0 vote.

G. Heatherton - Section 6

- (1) 2016-2073: A request by Pulte Homes for approval of a Final Development Plan for Heatherton Phase 6 consisting of 32 single family lots on approximately 9.020 acres zoned R-3 PRD (One Family Residential District with a Planned Residential Development District) and located on Clymer Street, Elbridge Street and Burgoyne Street.
- (2) 2016-2074: A request by Pulte Homes for approval of a Final Subdivision Plat for Heatherton Phase 6 consisting of 32 single family lots on approximately 9.020 acres zoned R-3 PRD (One Family Residential District with a Planned Residential Development District) and located on Clymer Street, Elbridge Street and Burgoyne Street.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the Approved Preliminary Development Plan and Plat. Discussion was held on location of park and open space. Discussion was held on the use of a park as a nature area.

b. Applicant Presentation

APPLICANT:

Joel West
4900 Tuttle Crossing Blvd.
Dublin, Ohio 43016

c. Public comment (no public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Halter moved to approve 2016-2073, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 6-0 vote.

Motion: Mr. Halter moved to approve 2016-2074, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 6-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

A. October's Meeting-Reschedule to October 19 from October 5

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Mantzoros discussed the different activities occurring in the downtown area.

Mr. Prall requested information regarding the Comprehensive Plan.

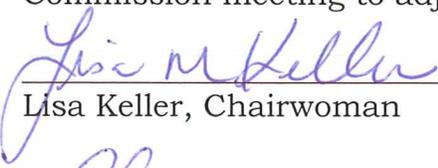
Mr. Halter voiced a concern regarding the weeds on Houk Road near the cemetery. Mr. Halter voiced a concern regarding the land condition surrounding the CVS building on Houk Road.

Chairwoman Keller requested an update regarding the signage on Houk Road and U.S. 36.

ITEM 6. NEXT REGULAR MEETING: September 7, 2016

ITEM 7. ADJOURNMENT:

Motion: Chairwoman Keller moved for the August 3, 2016 Planning Commission meeting to adjourn. The meeting adjourned at 8:34 p.m.



Lisa Keller, Chairwoman



Elaine McCloskey, Clerk