

**PLANNING COMMISSION
MOTION SUMMARY
September 7, 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 August 3, 2016, as recorded and transcribed.

Motion: Mr. Badger moved to approve the Motion Summary for the August 3, 2016 meeting, seconded by Mr. Prall. Motion approved by a 6-0 vote.

ITEM 3. REGULAR BUSINESS

A. 2016-2522: A request by Georgetown Properties of Delaware for approval for a Development Plan Exemption for a maintenance building addition to Georgetown Apartments on approximately 0.77 acres zoned R-6 (Multi-Family Residential District) and located at 80 Georgetown Drive.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the zoning map and aerial photographs. Mr. Schultz discussed the proposed site plan and proposed building elevations.

b. Applicant Presentation

APPLICANT:

Chris Bailey
80 Georgetown Dr.
Delaware, Ohio 43015

Mr. Bailey discussed the need for storage and plans to purchase a mower.

c. Public comment (no public hearing)

There was no public comment.

d. Commission Action

Motion: Vice-Chairman Simpson moved to approve 2016-2522, along with all staff conditions and recommendations, seconded by Mr. Prall. Motion approved by a 6-0 vote.

B. 2016-2630: A request by the Hamilton Parker Company for approval of a Development Plan Exemption for a new storage structure to the Hamilton Parker Company facility on 2.627 acres zoned R-4 (Medium Density Residential District) and located at 188 East William Street.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the proposed site plan and building elevation. Discussion was held regarding the architectural standards. Mr. Efland discussed the plan to match the existing building and that it will be located in the back.

b. Applicant Presentation

APPLICANT:

Brad Hall
188 E. William St.
Delaware, Ohio 43015

Mr. Hall discussed the plan to match the exterior color to the existing building.

c. Public comment (no public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Prall moved to approve 2016-2630, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 6-0 vote.

C. Lantern Chase

(1) 2016-2530: A request by Westport Homes for approval of a Final Subdivision Plat for Lantern Chase Phase 2 Section 6 Part 2 consisting of 45 single family lots on approximately 30.316 acres zoned R-3 (One Family Residential District) and located on Glemsbury Drive, Connaught Place, Cedar Creek Street and Lanthorn Pond Drive.

(2) 2016-2531: A request by Westport Homes for approval of a Final Subdivision Plat for Lantern Chase Phase 2 Section 6 Part 3 consisting of 35 single family lots on approximately 8.049 acres zoned R-3 (One

Family Residential District) and located on Connaught Place and Marblewood Drive.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the Approved Amended Preliminary Subdivision Plat. Mr. Schultz discussed amenities including open space, park area, and preservation area.

Mr. Halter discussed original agreement that amenities would be included under Smith Park. Mr. Efland discussed the previous request for additional amenities for park space and that the proposed subdivision plat was presented by the developer.

Chairwoman Keller requested information on potential parking restrictions along the curve on Lanthorn Pond Drive. Ms. Stachler discussed the minimal standards to be 32 feet, and that at this time there was no proposed parking restrictions.

b. Applicant Presentation

APPLICANT:

Terry Andrews
1229 Shagbark Road
Gahanna, Ohio 43230

c. Public comment (no public hearing)

PUBLIC PARTICIPATION:

John Rybka
212 Tara Glen Dr.
Delaware, Ohio 43015

Mr. Rybka requested information on the proposed prices for the housing. Mr. Rybka provided an estimate of the proposed pricing for the homes.

Ross & Jackie Nelson
2249 Dates St.
Delaware, Ohio 43015

Mr. Nelson and Mrs. Nelson requested safety measures to be placed at retention ponds due to children in the area. Mrs. Nelson discussed the used of slope.

d. Commission Action

Motion: Mr. Halter moved to approve 2016-2530, along with all staff conditions and recommendations, seconded by Mr. Prall. Motion approved by a 6-0 vote.

Motion: Mr. Halter moved to approve 2016-2531, along with all staff conditions and recommendations, seconded by Mr. Prall. Motion approved by a 6-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland reminded the Commission of the rescheduled Planning Commission meeting for October 19, 2016.

Mr. Efland discussed the planning efforts by Vice-Mayor Shafer on parking in the downtown area.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Prall requested an update regarding plans to appoint a new member to the Planning Commission. Mr. Efland provided information on recent interviews for the open seat.

Vice-Chairman Simpson requested an update regarding code enforcement. Mr. Efland discussed the recent removal by a developer on the temporary signage.

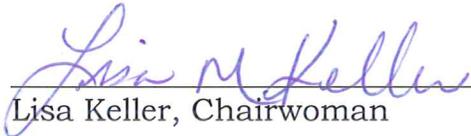
Mr. Halter requested an update on plans for the property that was formally utilized by Buehlers. Mr. Efland provided an update on recent interest for the property.

Chairwoman Keller voiced a concern regarding the increase vegetation in and surrounding retention ponds, specifically around the Houk Road and Cobblestone Drive retention pond. Mr. Efland discussed regulations for vegetation. Ms. Stachler discussed minimal depth standards to help reduce and control vegetation.

ITEM 6. NEXT REGULAR MEETING: October 19, 2016

ITEM 7. ADJOURNMENT:

Motion: Chairwoman Keller moved for the September 7, 2016 Planning Commission meeting to adjourn. The meeting adjourned at 7:46 p.m.



Lisa Keller, Chairwoman



Elaine McCloskey, Clerk