

**PLANNING COMMISSION
MOTION SUMMARY
October 19, 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, and Chairwoman Lisa Keller

Members Absent: Vice-Chairman Stacy Simpson

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

Motion to Excuse: Mr. Prall moved to excuse Vice-Chairman Simpson, 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 September 7, 2016, as recorded and transcribed.

Motion: Mr. Badger moved to approve the Motion Summary for the August 3, 2016 meeting, seconded by Mr. Mantzoros. Motion approved by a 5-0 vote.

ITEM 3. REGULAR BUSINESS

- A. 2016-2859: A request by Mr. & Mrs. Cory Hupp for approval of an Alley Vacation just east of Euclid Avenue between W, Fountain Avenue and West Lincoln Avenue adjacent to 8 parcels that encompass approximately 0.10 acres.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the proposed alley vacation site plan and that the applicant's request was related to deterioration of the alley. Mr. Schultz reviewed an email received from the residents at 265 West Fountain Avenue and request to have name withdrawn from applicant at this time. Mr. Schultz recommended that the Commission table the item at this time.

b. Applicant Presentation

APPLICANT:

Mary Hupp
2110 Euclid Ave.

Delaware, Ohio 43015

Ms. Hupp discussed the flooding issues in the area and the concerns voiced by neighbors regarding the language of the alley vacation. Ms. Hupp stated that the neighbor wanted to ensure that their rights would not change when the alley goes to private ownership.

A discussion was held on the city responsibility to maintain alleys. Mr. Halter voiced his concern regarding the lack of responsibility by the city and that the city should vacate all alleys to homeowners.

c. Public comment (no public hearing)

PUBLIC PARTICIPATION:

Kent Eastham
204 E. Euclid Avenue
Delaware, Ohio 43015

Mr. Eastham voiced his concern over the storm sewer in the alley and clarification of utilities in the area.

d. Commission Action

Motion: Mr. Halter moved to table 2016-2859, until the November 2, 2016 meeting, seconded by Mr. Prall. Motion approved by a 5-0 vote.

B. Coughlin's Crossing

- (1) 2016-2783: A request by Delaware Development Plan LTD for approval of a Rezoning Amendment from A-1 (Agricultural District) and A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) to A-1 PMU for Coughlin's Crossing on 15 parcels encompassing approximately 80 acres located east of US 23, west of Stratford Road and north of Meeker Way.
- (2) 2016-2784: A request by Delaware Development Plan LTD for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) for Coughlin's Crossing encompassing approximately 80 acres located east of US 23, west of Stratford Road and north of Meeker Way.
- (3) 2016-2785: A request by Delaware Development Plan LTD for approval of an Amendment to the Comprehensive Plan on property designated as Mixed Use, Low Density Single Family and Medium Density Single Family on the Future Land Use Map to Mixed Use for Coughlin's Crossing encompassing approximately 80 acres located east of US 23, west of Stratford Road and north of Meeker Way.
- (4) 2016-2786: A request by Delaware Development Plan LTD for approval of a Preliminary Development Plan for Coughlin's Crossing encompassing

approximately 80 acres located east of US 23, west of Stratford Road and north of Meeker Way.

- (5) 2016-2787: A request by Delaware Development Plan LTD for approval of a Preliminary Subdivision Plat for Coughlin's Crossing encompassing approximately 80 acres located east of US 23, west of Stratford Road and north of Meeker Way.

Anticipated Process

a. Staff Presentation

Mr. Efland reviewed the location map, zoning map and Comprehensive Land Use Plan. Mr. Schultz reviewed the proposed site plan and future access sites. Mr. Schultz discussed the proposed Sub-division Plat, and each sub-area plans. Mr. Schultz reviewed the Preservation and Landscape Plan.

b. Applicant Presentation

APPLICANT:

Connie Klema
P.O. Box 991
Pataskala, Ohio

Jonathan Grubb
109 Price Avenue
Columbus, Ohio

Randy Vantilburg
157 Thornapple Trail
Delaware, Ohio

John Oney
165 N. 5th St.
Columbus, Ohio

Ryan Bush
MS Consultants
2221 Schrock Rd
Westerville, Ohio

Ms. Klema provided a presentation regarding the potential layout and plans for the development. Ms. Klema discussed prior meeting with surrounding residents to receive input and recommendations towards the plans.

Mr. Halter voiced his concern regarding the outdoor patio use with residential areas. Mr. Efland discussed the limitation of patio hours and the need to

review the text for clarification.

Mr. Mantzoros voiced his concern regarding traffic signals and potential back up of traffic on U.S. 23. Mr. Bush addressed the concerns regarding traffic signals and the need to not overflow traffic on Meeker Way.

A discussion was held regarding the lots for permanent conservation and potential use for the big box. Ms. Klema discussed her commitment to the bike path and buffering with landscape.

Chairwoman Keller voiced her concern over the impact to the Downtown Area and surrounding businesses.

c. Public comment (no public hearing)

Ed Gifford
165 Beech Dr.
Delaware, Ohio

Mr. Gifford voiced his concern regarding the traffic impact to Hawthorne and the traffic signals.

Mary Lou Gnade
170 Hull Dr.
Delaware, Ohio

Ms. Gnade voiced her concern over the noise from the outdoor patios and entertainment. She requested information on the expected price range of homes to be built.

Scott Cubberly
6800 Harriott Rd.
Delaware, Ohio

Mr. Cubberly voiced his support and positive impression regarding the development.

Barbara Martin
1901 Stratford Rd.
Delaware, Ohio

Ms. Martin voiced her concern regarding the increase of speed in the area.

Drew Farrell
120 Dogwood Dr.
Delaware, Ohio

Mr. Farrell voiced his concern regarding the lighting pollution and increased traffic to Hawthorne.

Jeanine Ruffing
1960 Stratford Rd.
Delaware, Ohio

Ms. Ruffing voiced her concern over the increased speed and increase of pedestrian use. Ms. Ruffing discussed the potential to reconfigure the turn lanes at Hull Drive and U.S. 23.

Kathy Plummer
2505 Stratford Rd.
Delaware, Ohio

Ms. Plummer voiced her concern regarding the increase of storm water drainage.

Ms. Stachler and Mr. Bush discussed the review of the traffic study and the current recommendations. Ms. Stachler discussed potential plans to change the speed limit to the area. Mr. Bush discussed the proposed traffic signal at Hawthorne. Mr. Bush explained that the study reflected that Hull Drive did not meet ODOT criteria for a signal.

Michael Shade
P.O. Box 438
Delaware, Ohio

Mr. Shade discussed the annexation process.

Mr. Vantilburg addressed the storm water concerns and the plans to release treated water into the Olentangy.

Ms. Klema indicated that she was unsure of the current prices of the homes to be marketed for, but plans for higher level quality and prices.

Mr. Efland reviewed the lighting code.

Chairwoman Keller recommended that discussion be continued at the next meeting to allow the Commission to review the plans and make recommendations.

d. Commission Action

Motion: Mr. Halter moved to table 2016-2783, 2016-2784, 2016-2785, 2016-2786, and 2016-2787 until the November 2, 2016 meeting, seconded by Mr. Badger. Motion approved by a 5-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland reminded Commission members to inform him of their interest to continue to serve on the Commission if their term is coming to an end.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

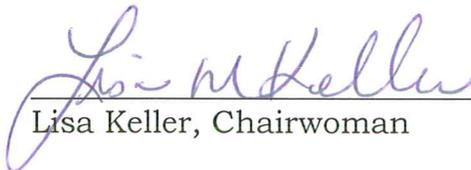
Mr. Prall indicated that he will not be at the December meeting.

Chairwoman Keller provided information regarding the road levy.

ITEM 6. NEXT REGULAR MEETING: November 2, 2016

ITEM 7. ADJOURNMENT:

Motion: Chairwoman Keller moved for the October 19, 2016 Planning Commission meeting to adjourn. The meeting adjourned at 9:35 p.m.



Lisa Keller, Chairwoman



Elaine McCloskey, Clerk