

**PLANNING COMMISSION
MOTION SUMMARY
November 2, 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: Matt Weber, Deputy City Engineer, Jennifer Stachler, Assistant City Engineer, Lance Schultz, Zoning Administrator, and Dave Efland, Planning and Community Development Director

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

ITEM 2. Approval of the Motion Summary of the Planning Commission meeting held on October 19, 2016, as recorded and transcribed.

Motion: Mr. Badger moved to approve the Motion Summary for the October 19, 2016 meeting, seconded by Mr. Mantzoros. Motion approved by a 4-0-1 (Simpson) 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 West Fountain Avenue and West Lincoln Avenue adjacent to 8 parcels that encompass approximately 0.10 acres (Tabled 10/19/16).

Anticipated Process

- a. Staff Presentation
- b. Applicant Presentation
- c. Public comment (public hearing)
- d. Commission Action

Motion: Vice-Chairman Simpson moved to table 2016-2859, until the December 7, 2016 meeting, seconded by Mr. Badger. 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 (Tabled 10/19/16).
- (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 (Tabled 10/19/16).
- (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 (Tabled 10/19/16).
- (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 (Tabled 10/19/16).
- (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 (Tabled 10/19/16).

Anticipated Process

a. Staff Presentation

Mr. Efland provided a staff update and reviewed the commercial patio locations and restrictions. Mr. Efland clarified the restrictions and location of a potential gas station.

b. Applicant Presentation

APPLICANT:

Connie Klema
P.O. Box 991
Pataskala, Ohio

Randy Vantilburg
157 Thornapple Trail
Delaware, Ohio

Ryan Bush
MS Consultants
2221 Schrock Rd
Westerville, Ohio

c. Public comment (public hearing)

Tom Wolber
272 Hearthstone Dr.
Delaware, Ohio 43015

Mr. Wolber discussed renewable energy sources and if the installation of solar roof will be used on the residential houses.

Roger Plummer
2505 Stratford Rd.
Delaware, Ohio 43015

Mr. Plummer voiced his concerns regarding the water drainage and concerns regarding increased speeding along Stratford Road since the opening of Meeker Way.

Peter Ruffing
1960 Stratford Rd.
Delaware, Ohio 43015

Mr. Ruffing voiced his concerns of increased speeding on Stratford Road and the concern for pedestrian safety with a bike path. Mr. Ruffing also discussed the importance of keeping trees healthy in the area to be part of landscape screening.

Jeanie Ball
1989 Stratford Rd.
Delaware, Ohio

Ms. Ball discussed the current historic buildings on the subject properties in relation to the storm water drainage plans.

Jeannine Ruffing
1960 Stratford Rd.
Delaware, Ohio

Ms. Ruffing voiced her concern over the increased speed and increase of pedestrian use on Stratford Road.

Michael Shade
P.O. Box 438
Delaware, Ohio

Mr. Shade discussed the annexation process that Turkey Hill was uncooperative with.

Mr. Vantilburg addressed the storm water concerns and the plans to release treated water into the Olentangy River. Mr. Vantilburg also informed the Commission that they were aware of the historic building location.

Ms. Klema discussed the potential use of solar energy and at this time there are no restrictions, but would like to have some design requirements.

Mr. Weber discussed the need to monitor speed in the area.

d. Commission Action

Motion: Vice-Chairman Simpson moved to remove from the table cases 2016-2783, 2016-2784, 2016-2785, 2016-2786, and 2016-2787, seconded by Mr. Badger. Motion approved by a 5-0 vote.

Motion: Mr. Prall moved to approve 2016-2783, along with all staff recommendations, seconded by Mr. Badger. Motion approved by a 5-0 vote.

Motion: Mr. Prall moved to approve 2016-2784, along with all staff recommendations, seconded by Mr. Badger. Motion approved by a 5-0 vote.

Motion: Mr. Prall moved to approve 2016-2785, along with all staff recommendations, seconded by Mr. Badger. Motion approved by a 5-0 vote.

Motion: Mr. Prall moved to approve 2016-2786, along with all staff recommendations, seconded by Mr. Badger. Motion approved by a 5-0 vote.

Motion: Mr. Prall moved to approve 2016-2787, along with all staff recommendations, seconded by Mr. Badger. Motion approved by a 5-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland discussed the meeting date change for January 18, 2017.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

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

Mr. Badger requested an update on filling the empty seat on the Commission.
Mr. Efland provided an update.

ITEM 6. NEXT REGULAR MEETING: December 7, 2016

ITEM 7. ADJOURNMENT:

Motion: Chairwoman Keller moved for the November 2, 2016 Planning Commission meeting to adjourn. The meeting adjourned at 7:51 p.m.



Lisa Keller, Chairwoman



Elaine McCloskey, Clerk