

**PLANNING COMMISSION
MOTION SUMMARY
December 7, 2016**

ITEM 1. Roll Call

Vice-Chairman Simpson called the Planning Commission meeting to order at 7:00 p.m.

Members Present: Robert Badger, Jim Halter, George Mantzoros, Vice-Chairman Stacy Simpson Dean Prall

Members Absent: Dean Prall and Chairwoman Lisa Keller

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

Motion to Excuse: Mr. Halter moved to excuse Mr. Prall and Chairwoman Keller, seconded by Mr. Badger. Motion approved by a 4-0 vote.

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

Motion: Mr. Badger moved to approve the Motion Summary for the November 2, 2016 meeting, seconded by Mr. Mantzoros. Motion failed by a 3-0-1 (Halter) vote.

ITEM 3. REGULAR BUSINESS

- A. 2016-2859: A request by Mr. and 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 (Tabled 10/19/16).

Anticipated Process

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

Motion: Mr. Badger moved to table 2016-2859, until the January 18, 2017 meeting, seconded by Mr. Halter. Motion approved by a 4-0 vote.

- B. 2016-3400: A request by Bowtown Delaware Ltd. for approval of a Final Subdivision Plat for Old Colony Estates Phase 2 consisting of 55 single family lots on approximately 14.92 acres zoned R-4 with Text Limitations (Medium Density Residential District) and located on Wallace Drive,

Vernon Avenue and Pilgrim Circle.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the final plat and zoning map. Mr. Schultz provided information on access locations and lot sizes. Mr. Schultz reviewed the 8 staff conditions for approval.

Mr. Halter voiced his concern on the size of the houses. Mr. Schultz discussed and reviewed the base code when it was approved in 2002.

A discussion was held regarding the retention pond and previous complaints regarding the algae in the current retention pond.

b. Applicant Presentation

APPLICANT:

Jack Wendell
536 S. Wall St.
Columbus, Ohio

c. Public comment (not public hearing)

There was no public comment

d. Commission Action

Motion: Mr. Halter moved to approve 2016-3400, along with all staff recommendations, seconded by Mr. Mantzoros. Motion approved by a 4-0 vote.

C. Willowbrook West

(1) 2016-3396: A request by T&R Properties for approval of a Preliminary Development Plan for Willowbrook West consisting of 96 single family attached units on approximately 15.18 acres zoned R-6 PUD (Multi-Family Residential District with a Planned Unit Development Overlay District) located on the west side of South Houk Road just north of Arthur Place.

(2) 2016-3397: A request by T&R Properties for approval of a Preliminary Subdivision Plat for Willowbrook West consisting of 96 single family lots on approximately 15.18 acres zoned R-6 PUD (Multi-Family Residential District with a Planned Unit Development Overlay District) located on the west side of South Houk Road just north of Arthur Place.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the development text from 1999. Mr. Schultz discussed the Preliminary Development Plan and discussed the access locations to the development. Mr. Schultz discussed the sidewalk condition recommended by staff for approval. Mr. Schultz discussed the layout of the plan, along with information on the retention pond and green space area. Mr. Schultz reviewed the proposed unit elevation and the recommended staff conditions.

b. Applicant Presentation

APPLICANT:

Ron Sabatino
3895 Stonebridge Court
Dublin, Ohio 43016

c. Public comment (not a public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Badger moved to approve 2016-3496, along with all staff recommendations, seconded by Mr. Halter. Motion approved by a 4-0 vote.

Motion: Mr. Badger moved to approve 2016-3497, along with all staff recommendations, seconded by Mr. Halter. Motion approved by a 4-0 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. Badger requested information regarding the sidewalk plan for Old Colony Estates. Mr. Efland provided information regarding the requirements.

Mr. Halter discussed the progress of the new Speedway construction and the need for road work to be finished prior to the opening. Ms. Stachler discussed the need for the off-site sanitary and water run plan to be completed first.

ITEM 6. NEXT REGULAR MEETING: January 18, 2017

ITEM 7. ADJOURNMENT:

Motion: Vice-Chair Simpson moved for the December 7, 2016 Planning Commission meeting to adjourn. The meeting adjourned at 7:45 p.m.



Lisa Keller, Chairwoman



Elaine McCloskey, Clerk