

**CITY OF DELAWARE  
PLANNING COMMISSION  
AGENDA**

**CITY COUNCIL CHAMBERS  
1 S. SANDUSKY ST.  
7:00 P.M.**

REGULAR MEETING

January 18, 2017

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Planning Commission meeting held on December 7, 2016, as recorded and transcribed.
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 and tabled until January 18, 2017 (Tabled 12/7/16).

**Anticipated Process**

    - a. Staff Presentation
    - b. Applicant Presentation
    - c. Public comment (public hearing)
    - d. Commission Action
  - B. 2016-3559: A request by Midway Structural Pipe and Supply Inc., for approval of Combined Preliminary and Final Development Plan for a New Office/Warehouse Building on 11.0 acres zoned M-2 (General Manufacturing District) and located on the south side of Pittsburgh Drive and just east of Section Line Road.

**Anticipated Process**

    - a. Staff Presentation
    - b. Applicant Presentation
    - c. Public comment (not a public hearing)
    - d. Commission Action
4. PLANNING DIRECTOR'S REPORT
5. COMMISSION MEMBER COMMENTS AND DISCUSSION
6. NEXT REGULAR MEETING: February 1, 2017
7. ADJOURNMENT

**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. & 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.

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Lisa Keller, Chairwoman

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Elaine McCloskey, Clerk



## PLANNING COMMISSION/STAFF REPORT

CASE NUMBER: 2016-3559

REQUEST: Combined Preliminary and Final Development Plan

PROJECT: Midway Structural Pipe and Supply Inc.

MEETING DATE: January 18, 2017

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### APPLICANT/OWNER

CEC

250 Old Wilson Bridge Road

Worthington, Ohio 43085

### REQUEST

2016-3559: A request by Midway Structural Pipe and Supply Inc., for approval of Combined Preliminary and Final Development Plan for a new office/warehouse building on 11.0 acres zoned M-2 (General Manufacturing District) and located on the south side of Pittsburgh Drive and just east of Section Line Road.

### PROPERTY LOCATION & DESCRIPTION

The 11 acre parcel is located on the south side of Pittsburgh Drive just east of Section Line Road and is zoned M-2 (General Manufacturing District). The properties to the north, south, east and west are zoned M-2.

### BACKGROUND/PROPOSAL

The subject vacant 11 acre site is subdivided from the approximate 48 acre parent parcel that is located on the south side of Pittsburgh Drive. The new subject parcel is bordered to the east by an existing stream and to the west by the Columbia Gas receiver site that was approved by the Planning Commission in May 2016. The proposed 29,480 square foot building would contain approximately 5,400 square feet of office space and 24,080 square feet of warehouse space. Also, a proposed large laydown area would be located east, west and south of the building for outside storage of steel pipe and other steel products associated with general fencing materials. A single curb cut would access the site from Pittsburgh Drive.

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### STAFF ANALYSIS

- **ZONING:** The subject property is currently zoned M-2 which would allow the proposed use. A Combined Preliminary and Final Development Plan would need to be approved by the Planning Commission and City Council.
- **GENERAL ENGINEERING:** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS AND ACCESS:** The subject site has one full movement curb cut from Pittsburgh Drive. The access road would extend south through a secure gate to the large laydown area. Just east of the access road in front of the office portion of the building is a 31 space parking lot. The apron from Pittsburgh Drive would be concrete while the access road to the security gate and laydown would be constructed of asphalt milling which is a dustless surface as approved by the City Engineer in this application. The parking lot would be constructed of asphalt. Staff recommends the access drive from Pittsburgh Drive to the security gate separating the parking lot from the laydown area shall be constructed of asphalt. Also, the east end of the employee parking lot shall have a standard "T Turnaround" for emergency vehicles. The Fire Department wants to ensure the parking lot and the laydown area is accessible and has a clear path for all types of emergency vehicles.
- **SITE CONFIGURATION:** The proposed 29,480 square foot building with a 31 space parking lot fronts Pittsburgh Drive just east of the proposed curb cut. A fence with a security gate would separate the access drive, employee parking lot and office portion of the building from the warehouse portion of the building and the large laydown area which contain outside storage of steel pipe and other steel products associated with general fencing materials. Based on the proposed office (5,400/300 = 18 parking spaces) and warehouse (24,080/1000 = 25 parking spaces) square footage breakdown provided by the owner, 43 parking spaces would be required per the zoning code. However per Chapter 1161.08, the Planning Commission can grant a 30% reduction (43 x 0.70 = 31 total spaces) if the subject future spaces could be constructed on the site. The applicant is identifying 31 parking spaces while the site is large enough to accommodate the remaining 12

required spaces if the existing user or future user would have a parking issue and staff could require the appropriate parking spaces to be constructed. This would be consistent with past decisions for other industrial uses. There is no compelling reason to pave additional area for what would likely be a vacant parking spaces at this time. The critical element is that there is sufficient room and accesses to allow the future provision for additional parking should it become necessary either by the applicant or by the City. A fuel tank pad along with a future storage building would be located directly behind the warehouse portion of the building in the laydown area. In addition, a proposed three foot high mound with native grass would buffer the eastern, western and southern perimeters of the property. Also, a detention basin is located east of the building along Pittsburgh Drive.

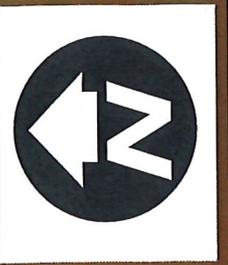
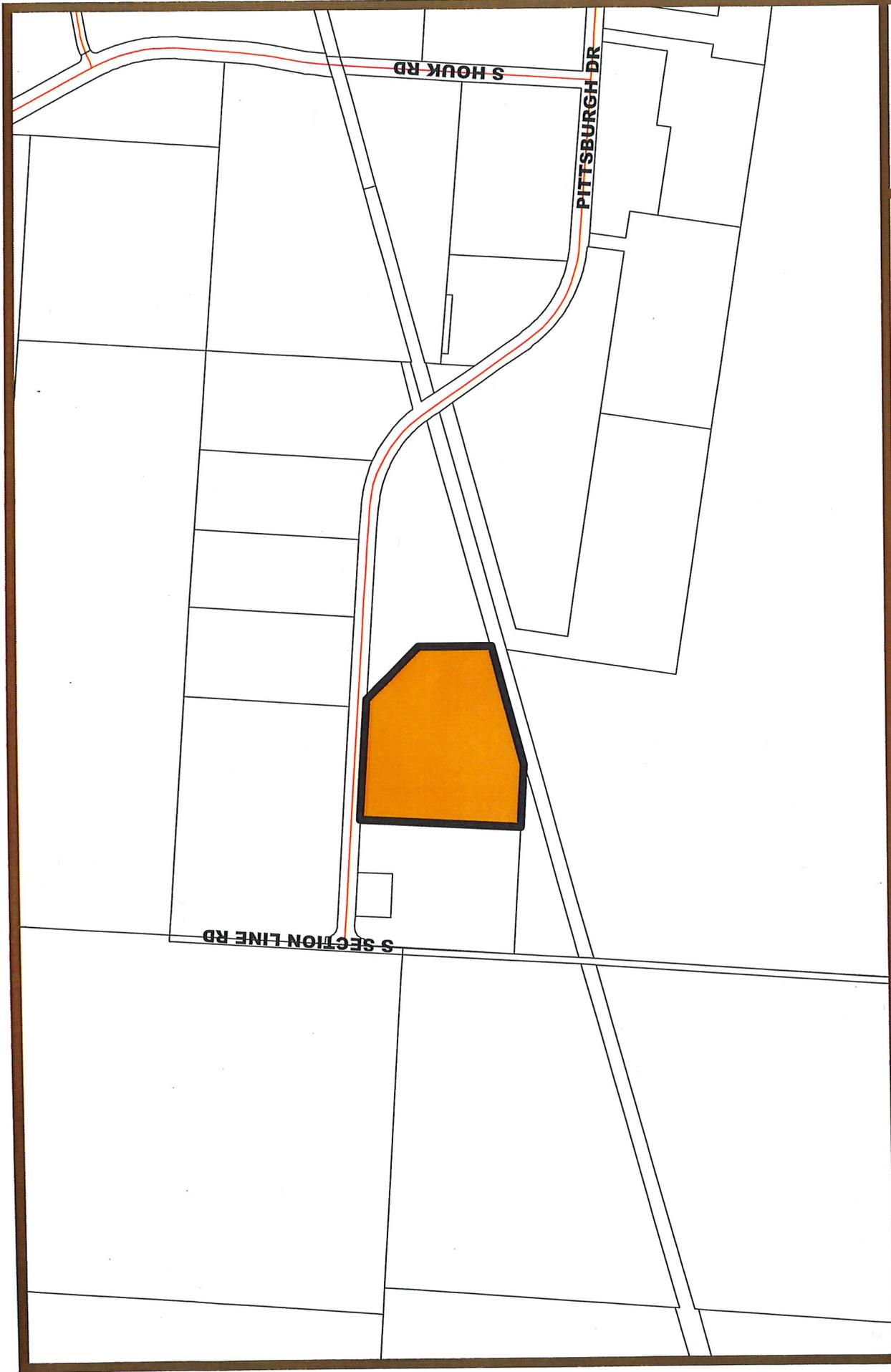
- **BUILDING DESIGN:** The proposed office portion of the building would be 19.9 feet high while the warehouse portion of the building would be 32 feet high. The building elevation would be comprised of grey metal panels with a lighter grey split face block wainscoting around the office building and regular block wainscoting extending around the warehouse portion of the building. The main entrance into the office would be on the north elevation with six windows, a man door and two windows would be on the north elevation and a man door and four windows would be on the west elevation. The south elevation of the warehouse would have two overhead doors, the east elevation would have two overhead doors, two man doors and five windows and the west elevation would have four overhead doors, three man doors and two windows. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.
- **TREE REMOVAL & REPLACEMENT:** There do not appear to be any qualified trees (6 inches in caliper or larger) being removed because of the proposed development but if any trees are removed during construction then they would have to achieve compliance with Chapter 1168 Tree Preservation Regulations.
- **LANDSCAPING & SCREENING:** The development requires street trees, front yard trees, interior parking lot trees and shrubs and foundation plantings. The proposed development would require 13 street trees and 11 front yard trees along Pittsburgh Drive. The landscape plan identifies 16 trees setback significantly from Pittsburgh Drive. Therefore, 8 more trees would be required in this area with 13 street trees fronting Pittsburgh Drive. In addition, the internal parking lot trees and shrubs would need to be identified and installed at the appropriate locations. The foundation planting appears to achieve compliance with the zoning code. The applicant is proposing a three foot high mound with native grass along the east, west and south perimeters of the site. The landscaping plan would be required to be submitted, reviewed and approved by the Shade Tree Commission.
- **LIGHTING:** The plan identifies five light poles along the access drive and parking lot. The light poles shall not exceed 30 feet in height and shall be cut off style light fixtures. In addition, there are wall mounted lights on the building that illuminates some of the laydown area. The lighting plan would have to achieve compliance with the zoning code along with being approved by the Chief Building Official.
- **SIGNAGE:** The owner is proposing one ground sign that would be 7 feet high and 11 feet wide and located just east of the entrance drive. The sign area would be constructed of wood with metal signage plates and would encompass 55 square feet mounted on a two foot high stone base. The stone base rendering appears to be the required Delaware Blue Vein limestone (or cultured stone equivalent) but the material board submitted does not reflect that material. The Applicant will need to ensure the use of the required Delaware stone for the base of the sign as a result. Two ground mounted spot lights would illuminate the sign. No building signage is proposed.
- **AIRPORT OVERLAY DISTRICT:** The owner would have to receive the "Determination of No Hazard to Air Navigation" approval from the FAA. In addition, the owner would have to get a temporary determination letter to allow a crane, etc. during construction. Therefore, any approval must be conditioned that a building permit will not be issued until a copy of the permanent and temporary FAA determination is provided to the City and any conditions required by the FAA are met.

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**STAFF RECOMMENDATION (2016-3559 – COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN)**  
Staff recommends approval of a request by Midway Structural Pipe and Supply Inc., for a Combined Preliminary and Final Development Plan for a new office/warehouse building on 11.0 acres zoned M-2 (General Manufacturing District) and located on the south side of Pittsburgh Drive and just east of Section Line Road, with the following conditions that:

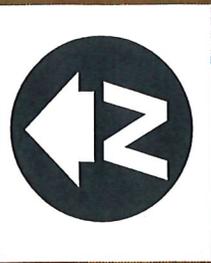
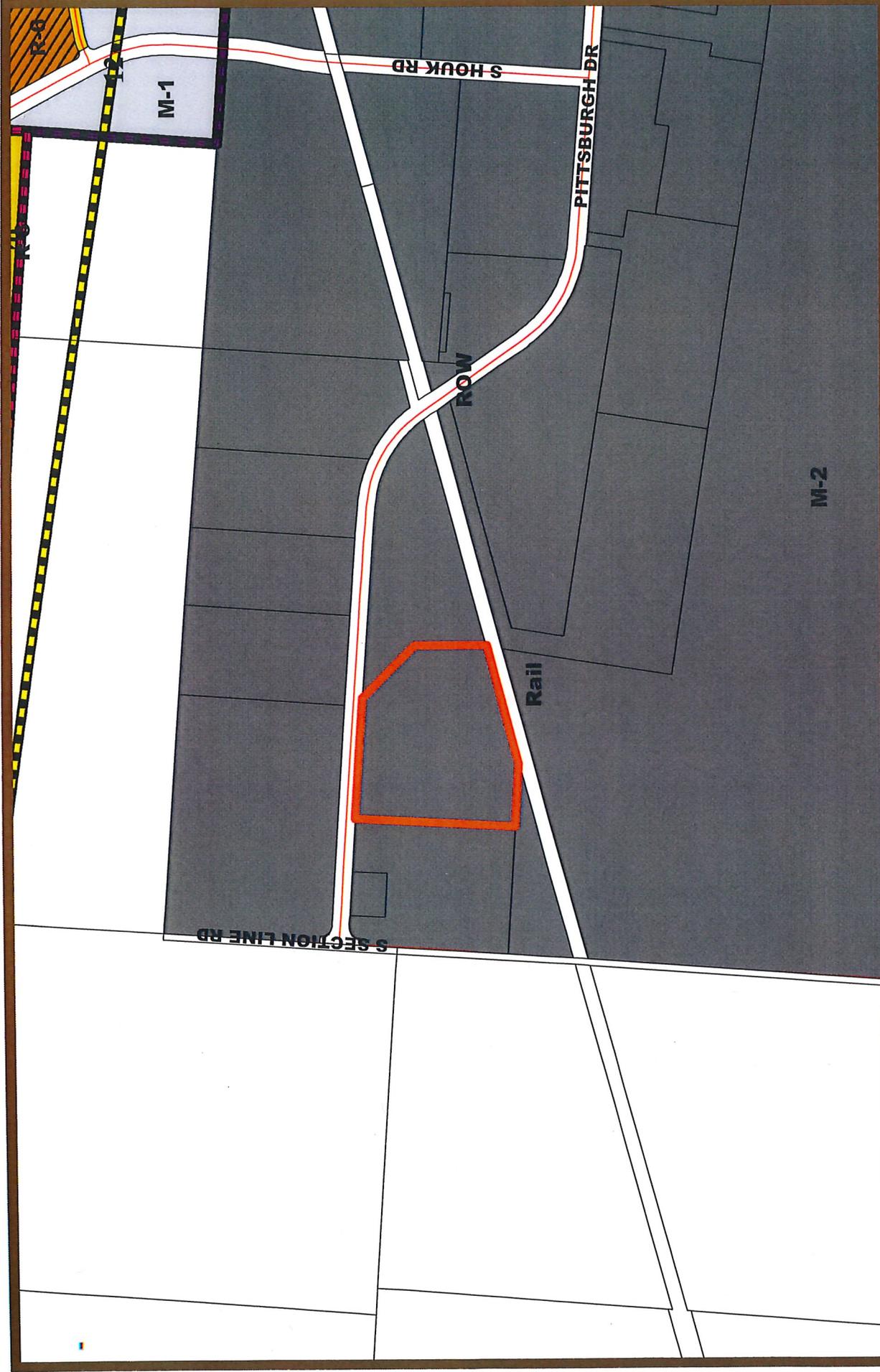
1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. The laydown area shall be an asphalt milling (or approved equivalent) application which is a dustless surface approved by the City Engineer in this specific case.
3. The access drive from Pittsburgh Drive to the security gate shall be constructed of asphalt (less the concrete apron).
4. The east end of the employee parking lot shall have a standard "T Turnaround" for emergency vehicles.
5. The parking lot shall contain a minimum 31 parking spaces.
6. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.
7. Any building signage shall achieve compliance with the minimum zoning requirements.
8. A total of 24 street and front yard trees shall be installed on the site with 13 street trees installed along Pittsburgh Drive.
9. A continuous row of shrubs shall be installed between the proposed parking lot and Pittsburgh Drive along with internal parking lot landscaping trees, per Code.
10. The landscape plan shall be submitted, reviewed and approved by the Shade Tree Commission.
11. Any qualifying trees that are removed during construction shall comply with Chapter 1168 Tree Preservation Regulations.
12. The light poles shall not exceed 30 feet in height and shall be cut-off style light fixtures.
13. The lighting plan shall be submitted, reviewed and approved by the Chief Building Official.
14. The parking lot and the laydown area shall be accessible and have a clear path for all types of emergency vehicles per the Fire Departments requirements. In addition, the subject development shall meet all other Fire Department requirements.
15. A building and zoning permit shall not be issued until a copy of the permanent and temporary FAA determination is provided to the City and any conditions required by the FAA are met.
16. The monument stone base of any proposed ground sign shall be the Delaware Blue Vein limestone or cultured stone equivalent as approved by Staff.





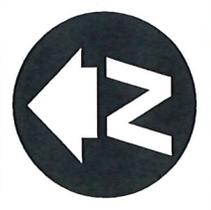
2016-3559  
Combined Preliminary & Final Development Plan  
Midway Structural Pipe and Supply Inc.  
Location Map





2016-3559  
 Combined Preliminary & Final Development Plan  
 Midway Structural Pipe and Supply Inc.  
 Zoning Map





2016-3559  
 Combined Preliminary & Final Development Plan  
 Midway Structural Pipe and Supply Inc.  
 Aerial (2016)









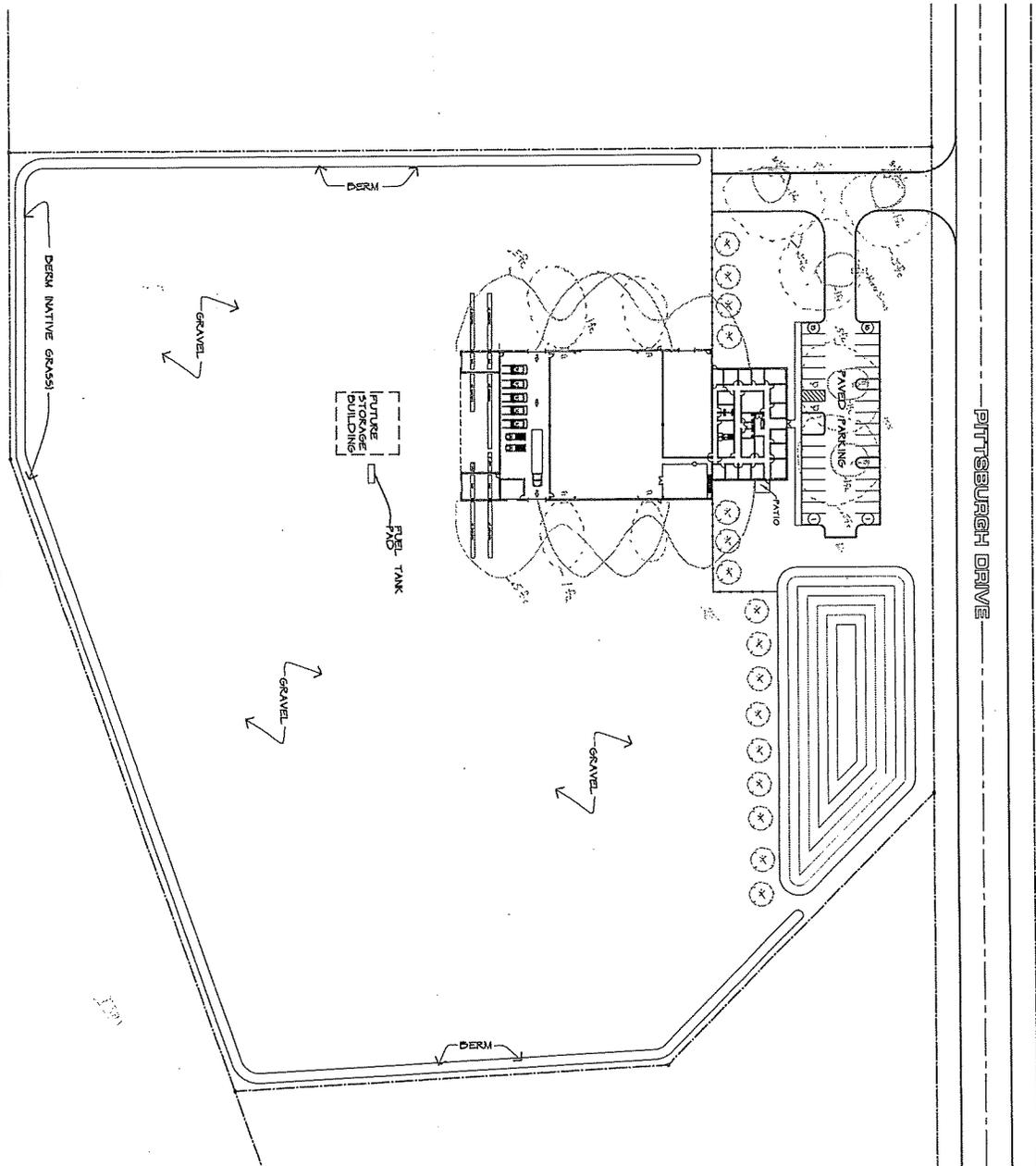




PRELIMINARY SITE PLAN



PRELIMINARY SITE PLAN



DATE	BY	REV
11/23/05	DS	1

**DONALD SCHOFIELD + ASSOCIATES, INC.**  
**ARCHITECTS**  
 72 MILL ST. - GAHANNA, OH 43230 TEL (614) 840-0986  
 WWW.DSAARCHITECTSINC.COM FAX (614) 840-0989

**MIDWAY STRUCTURAL**  
 NEW BUILDING  
 DELAWARE, OHIO 43015

NO.	DATE	DESCRIPTION
1	11/23/05	ISSUED FOR PERMIT













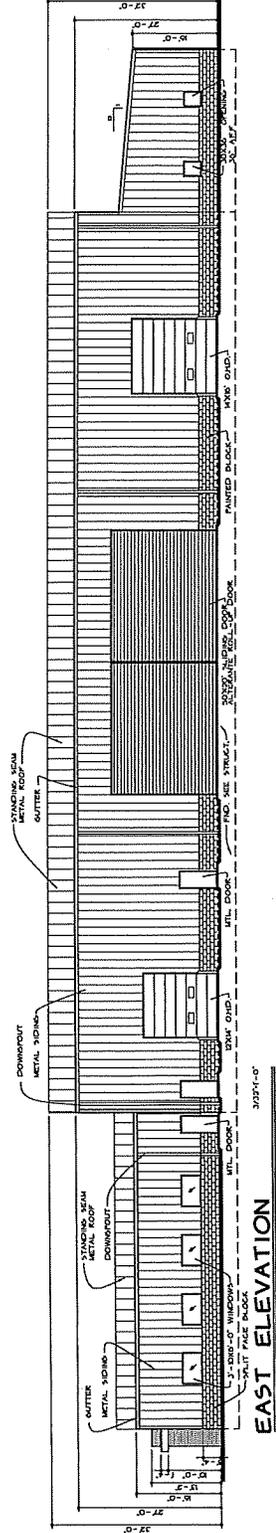
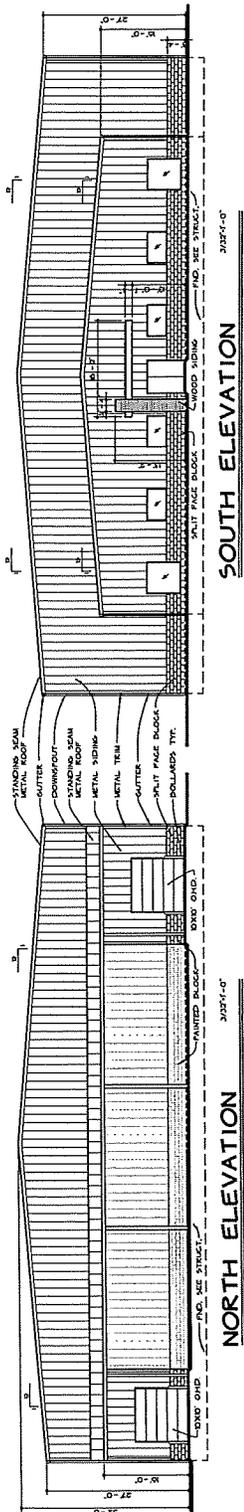
72 MILL ST. - GAYMANNA, OH 43230  
 WWW.DSARCHITECTSINC.COM  
 TEL (614) 840-0988  
 FAX (614) 840-0988

DATE	07/16/06
BY	DAW
CHECKED BY	
SCALE	
PROJECT	
DESCRIPTION	
REVISIONS	
NO.	DESCRIPTION

**MIDWAY STRUCTURAL**  
 NEW BUILDING  
 DELAWARE, OHIO 43015

**DONALD SCHOFIELD + ASSOCIATES, INC.**  
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REVISIONS	
NO.	DESCRIPTION



**EXTERIOR ELEVATIONS**



**CITY OF DELAWARE, OHIO  
PLANNING & COMMUNITY DEVELOPMENT  
MASTER APPLICATION FORM**



Project # \_\_\_\_\_

Case # 2016-3559

**Planning Commission**

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Amended Final Development Plan                | <input type="checkbox"/> Final Development Plan Extension        | <input type="checkbox"/> Substitution of a Non- Conforming Use            |
| <input type="checkbox"/> Amended Final Subdivision Plat                | <input type="checkbox"/> Final Subdivision Plat                  | <input type="checkbox"/> Vacation-Alley                                   |
| <input type="checkbox"/> Amended Preliminary Development Plan          | <input type="checkbox"/> Final Subdivision Plat Extension        | <input type="checkbox"/> Vacation-Easement                                |
| <input type="checkbox"/> Amended Preliminary Subdivision Plat          | <input type="checkbox"/> Floodplain Permit                       | <input type="checkbox"/> Vacation-Street                                  |
| <input type="checkbox"/> Annexation Review                             | <input type="checkbox"/> Lot Split                               | <b><u>Board of Zoning Appeals</u></b>                                     |
| <input type="checkbox"/> Combined Preliminary & Final Development Plan | <input type="checkbox"/> Pre-annexation Agreement                | <input type="checkbox"/> Appeal Administrative Decision or Interpretation |
| <input type="checkbox"/> Comprehensive Plan Amendment                  | <input checked="" type="checkbox"/> Preliminary Development Plan | <input type="checkbox"/> Conditional Use Permit                           |
| <input type="checkbox"/> Concept Plan                                  | <input type="checkbox"/> Preliminary Dev Plan Extension          | <input type="checkbox"/> Substitution of Equal or Less Non-Conforming Use |
| <input type="checkbox"/> Conditional Use Permit                        | <input type="checkbox"/> Preliminary Sub Plat                    | <input type="checkbox"/> Variance   |
| <input type="checkbox"/> Determination of Similar Use                  | <input type="checkbox"/> Preliminary Sub Plat Extension          |   |
| <input type="checkbox"/> Development Plan Exemption                    | <input type="checkbox"/> Rezoning                                |   |
| <input checked="" type="checkbox"/> Final Development Plan             | <input type="checkbox"/> Subdivision Variance                    |   |

Subdivision/Project Name Midway Structural Pipe & Supply Address Appx. 1000ft East of S. Section Line Rd. on Pittsburgh Dr.

Acreage 11.0 Square Footage 479160.0 Number of Lots N/A Number of Units 1

Zoning District/Land Use M-2 Proposed Zoning/Land Use M-2 Parcel # 41922001006000

Applicant Name RLB Enterprises, LLC Contact Person Robin Brannan

Applicant Address 10509 Mackenzie Way Dublin, OH 43017

Phone (614) 499-0549 Fax \_\_\_\_\_ E-mail rbrannan@midwaystructural.net

Owner Name RLB Enterprises, LLC Contact Person Robin Brannan

Owner Address 10509 Mackenzie Way Dublin, OH 43017

Phone (614) 499-0549 Fax \_\_\_\_\_ E-mail rbrannan@midwaystructural.net

Engineer/Architect/Attorney Civil & Environmental Consultants, Inc. Contact Person Tim Volchko

Address 250 Old Wilson Bridge Road Suite 250 Columbus, Ohio 43085

Phone (614) 330-9743 Fax (614) 540-6638 E-mail tvolchko@cecinc.com

The undersigned, do hereby verify the truth and correctness of all facts and information presented with this application and authorize field inspections by City Staff.

Owner Signature  
Tim Volchko  
Agent Signature

Owner Printed Name  
Tim Volchko  
Agent Printed Name

Sworn to before me and subscribed in my presence this 5th day of December, 2016



SUZANNE D. DI PIETRO  
NOTARY PUBLIC STATE OF OHIO  
COMMISSION EXPIRES FEBRUARY 26, 2018

Suzanne D. Di Pietro  
Notary Public