

PLANNING COMMISSION
February 1, 2017
MOTION SUMMARY

ITEM 1. Roll Call

Chairwoman Keller called the meeting to order at 7:00 p.m.

Members Present: Robert Badger, Jim Halter, George Mantzoros, Dean Prall, Andy Volenik, Vice-Chairman Stacy Simpson, and Chairwoman Lisa Keller.

Staff Present: Matt Weber, Deputy City Engineer, Lance Schultz, Zoning Administrator, and Dave Efland, Planning and Community Development Director

Motion: Mr. Prall moved to amend the agenda with the addition of election of Chairperson and Vice-Chairperson, and Item 4. E, 2016-2859, seconded by Mr. Badger. Motion approved by a 7-0 vote.

Motion: Mr. Badger moved to nominate Mr. Simpson as Chairperson, seconded by Mr. Prall. There were no other nominations. Motion approved by a 7-0 vote.

Motion: Mr. Prall moved to nominate Mr. Mantzoros as Vice-Chairperson, seconded by Mr. Badger. There were no other nominations. Motion approved by a 7-0 vote.

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

Motion: Mr. Prall moved to approve the Motion Summary for the November 2, 2016 meeting, seconded by Councilwoman Keller. Motion approved 7-0 vote.

ITEM 3. Approval of the Motion Summary of the Planning Commission meeting held on January 18, 2017, as recorded and transcribed.

Motion: Mr. Prall moved to approve the Motion Summary for the January 18, 2017 meeting, seconded by Councilwoman Keller. Motion approved 7-0 vote.

ITEM 4. REGULAR BUSINESS

A. 2017-0016: A request by Ohio Wesleyan University for approval of a Combined Preliminary and Final Development Plan for an Honors House on approximately 0.78 acres located at 81 Oak Hill Avenue zoned PO/I (Planned Office/Institutional District) and R-6 (Multi-Family Residential District).

Anticipated Process

a. Staff Presentation

Mr. Schultz provided information on the site plan and building elevations. A discussion was held regarding parking.

b. Applicant Presentation

APPLICANT:

Randy Reger
1020 Goodale Blvd.
Columbus, Ohio 43212

Peter Schantz
61 S. Sandusky St.
Delaware, Ohio 43015

c. Public comment (not a public hearing)

d. Commission Action

Motion: Mr. Badger moved to approve 2017-0016, along with all staff recommendations and conditions, seconded by Vice-Chairman Mantzoros. Motion approved by a 7-0 vote.

B. 2017-0088: A request by Ohio Wesleyan University for approval of a Final Development Plan for a Phase 3 Small Living Unit (SLU) on approximately 1.373 acres located on the north side of Rowland Avenue between South Washington Street and South Liberty Street on property zoned to PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District)

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the approved site plan and the revised site plan. Mr. Schultz discussed the building elevations and the tree replacement plan.

b. Applicant Presentation

APPLICANT:

Randy Reger
1020 Goodale Blvd.
Columbus, Ohio 43212

Peter Schantz
61 S. Sandusky St.
Delaware, Ohio 43015

- c. Public comment (not a public hearing)

There was no public comment

- d. Commission Action

Motion: Mr. Prall moved to approve 2017-0088, along with all staff recommendations, seconded by Vice-Chairman Mantzoros. Motion approved by a 7-0 vote.

- C. 2017-0017: A request by Homerock LLC for approval of Final Subdivision Plat for Braumiller Woods Section 3 consisting of 38 single family lots on approximately 13.408 acres zoned R-2 (Single Family Residential District) and located on Colony Ridge Drive and Buena Park Drive.

Anticipated Process

- a. Staff Presentation

Mr. Schultz discussed the 2004 Approved Preliminary Plan and the 2006 Tree Replacement Plan. Mr. Schultz discussed the design criteria and open space plan. Mr. Schultz reviewed the Final Subdivision Plat.

- b. Applicant Presentation

APPLICANT:

Jim Lipinos
2700 East Dublin-Granville Road
Columbus, Ohio 43231

A discussion was held regarding mounding or fencing around the proposed detention basins. Mr. Prall voiced concerns regarding safety of younger children that will be residing in the area. Mr. Weber discussed the option for homeowners to install a fence on their properties and that homeowners will be aware of the detention basins.

- c. Public comment (not public hearing)

There was no public comment

- d. Commission Action

Motion: Vice-Chairman Mantzoros moved to approve 2017-0017, along with all staff recommendations, seconded by Mr. Badger. Motion approved by a 6-1 (Prall) vote.

- D. 2016-0014: A request by the City of Delaware for approval of an Amendment to Chapter 1168. Tree Preservation Regulations of the Planning and Zoning Code pertaining to replacement of trees.

Anticipated Process

- a. Staff Presentation

Mr. Efland informed them that the Shade Tree Commission will be reviewing the amendments for recommendations and then 2016-0014 will be presented to the Planning Commission.

- b. Applicant Presentation
c. Public comment (public hearing)

There was no public comment

- d. Commission Action

Motion: Mr. Halter moved to table 2016-0014 until the March 1, 2017 Planning Commission meeting, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

- E. 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 and tabled until February 1, 2017 (Tabled 1/18/17).

Anticipated Process

- a. Staff Presentation

Mr. Efland informed the Commission that there is not an agreement between surrounding neighbors and that the City Engineer is reviewing the property owners options.

- b. Applicant Presentation
c. Public comment (public hearing)

There was no public comment

- d. Commission Action

Motion: Mr. Prall moved to table 2016-2859 indefinitely, seconded by Councilwoman Keller. Motion approved by a 7-0 vote.

ITEM 5. PLANNING DIRECTOR'S REPORT

Mr. Efland discussed plans for the Commission to review the proposed Bike Plan.
Mr. Efland discussed staff plans to update the Impact Fees.

ITEM 6. COMMISSION MEMBER COMMENTS AND DISCUSSION

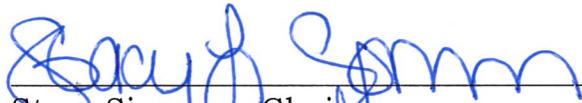
Mr. Prall requested an update on development at Pollock Road and Braumiller Road. A discussion was held regarding new ownership of the development and current progress of engineering drawings.

Mr. Volenik requested information of the history of the Bike Plan. Mr. Efland discussed the plans to update the 2010 Bike Plan.

ITEM 7. NEXT REGULAR MEETING: March 1, 2017

ITEM 8. ADJOURNMENT:

Motion: Chairman Simpson moved for the February 1, 2017 Planning Commission meeting to adjourn. The meeting adjourned at 8:01 p.m.



Stacy Simpson, Chairperson



Elaine McCloskey, Clerk