

PLANNING COMMISSION
March 1, 2017
MOTION SUMMARY

ITEM 1. Roll Call

Chairman Simpson called the meeting to order at 7:00 p.m.

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

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

ITEM 2. Approval of the Motion Summary of the Planning Commission meeting held on February 1, 2017, as recorded and transcribed.

Motion: Mr. Halter moved to approve the Motion Summary for the February 1, 2017 meeting, seconded by Mr. Prall. Motion approved 6-0-1 (Hellinger) vote.

ITEM 3. REGULAR BUSINESS

A. The Enclaves at Adalee

- (1) 2017-0197: A request by T&R Properties for approval of a Final Development Plan for The Enclaves at Adalee 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) 2017-0198: A request by T&R Properties for approval of a Final Subdivision Plat for The Enclaves at Adalee 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 provided a staff presentation that included location map and zoning map. Mr. Schultz reviewed the Final Development Plan and reviewed proposed building elevations. Information was provided to the Commission regarding pedestrian connectivity, landscape plan, and parking. Mr. Schultz discussed the requirements for mounding and the submitted plan. Mr. Schultz discussed the revised lighting plan that will need to be approved by the Chief Building Official.

Discussion was held regarding the private ownership of the streets. Mr. Prall discussed the roof shingle color and selection. Councilmember Hellinger voiced a concern regarding the lack of on-street parking available.

b. Applicant Presentation

APPLICANT:

Ron Sabatino
3895 Stoneridge Lane
Dublin, Ohio 43017

Mr. Sabatino stated he will notify staff on the color of roof shingles and that they will comply with the lighting plan. Mr. Sabatino discussed the current mounding requirements. A discussion was held regarding landscaping on the mound.

c. Public comment (not a public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Halter moved to approve 2017-0197, along with all staff recommendations and conditions, seconded by Mr. Badger. Motion approved by a 7-0 vote.

Motion: Mr. Halter moved to approve 2017-0198, along with all staff recommendations and conditions, seconded by Mr. Badger. Motion approved by a 7-0 vote.

B. 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 and Mr. Miller reviewed the requested Amendment to Chapter 1168 Tree preservation Regulations of the Planning and Zoning Code.

b. Applicant Presentation

c. Public comment (public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Badger moved to approve 2016-0014, seconded by Mr. Prall. Motion approved by a 7-0 vote.

C. 2017-0324: A request by the City of Delaware for approval of Bike Plan 2025

Anticipated Process

a. Staff Presentation

Mr. Miller provided a staff presentation regarding the timeline and existing conditions of the current bike paths. Mr. Miller discussed the results from public input. A discussion was held regarding the top fifteen projects that were identified, and the cost to fund and maintain the projects.

b. Applicant Presentation

c. Public comment (not a public hearing)

PUBLIC COMMENT:

Rayna Patton
86 Delaware Crossing East
Delaware, Ohio 43015

Ms. Patton voiced a concern regarding the proposed project from Houk Road through the Delaware Run to Hidden Valley Golf Course. Ms. Patton voiced concerns over the suitability of the project for the area due to frequent flooding, wildlife, and the various trees present, including the Black Locust Tree.

d. Commission Action

Motion: Mr. Badger motioned to recommend the Bike Plan 2025 to City Council, seconded by Mr. Halter. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

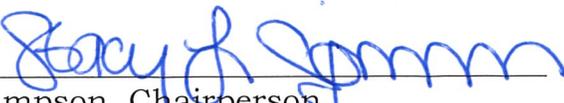
Mr. Efland welcomed Councilmember Hellinger to the Planning Commission.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

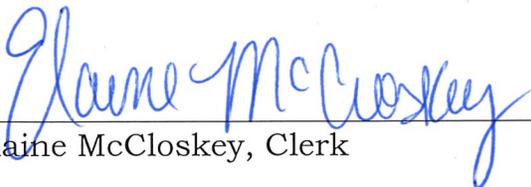
ITEM 6. NEXT REGULAR MEETING: April 5, 2017

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the March 1, 2017 Planning Commission meeting to adjourn. The meeting adjourned at 9:03 p.m.



Stacy Simpson, Chairperson



Elaine McCloskey, Clerk