

PLANNING COMMISSION
April 5, 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, Councilmember George Hellinger, Vice-Chairman George Mantzoros, and Chairman Stacy Simpson.

Members Absent: Andy Volenik

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

Motion to Excuse: Mr. Prall moved to excuse Mr. Volenik, seconded by Mr. Badger. Motion approved by a 6-0 vote.

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

Motion: Mr. Halter moved to approve the Motion Summary for March 1, 2017 meeting, seconded by Councilman Hellinger. Motion approved 6-0 vote.

ITEM 3. REGULAR BUSINESS

A. Yumii Kettle Corn

- (1) 2017-0416: A request by Redhawk Property Investments Inc., for approval of a Development Plan Exemption for a Building Renovation for Yumii Kettle Corn at 339 South Sandusky Street 0.52 acres zoned B-3 (Community Business District).
- (2) 2017-0417: A request by Redhawk Property Investments Inc., for approval of a Conditional Use Permit for an Outdoor Seating Area for Yumii Kettle Corn at 339 South Sandusky Street 0.52 acres zoned B-3 (Community Business District).

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the proposed site plan and the building elevations. A discussion was held in regards to the restriction of hours for the outside seating area.

b. Applicant Presentation

APPLICANT:

Steve Flaherty
3130 Devonshire Drive
Delaware, Ohio

Mr. Flaherty voiced a concern regarding the restriction of hours for the use of the outdoor patio.

c. Public comment (public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Badger moved to approved 2017-0416 along with all staff conditions and recommendations, seconded by Mr. Prall. Motion approved by a 6-0 vote.

Motion: Mr. Badger moved to amend the Conditional Use Permit for 2017-0417 to revise a condition to cease to operate outdoor seating area at 10:30 p.m., seconded by Vice-Chairman Mantzoros. Motion approved by a 6-0 vote.

Motion: Mr. Badger moved to approve 2017-0417 along with the revised staff conditions and recommendations, seconded by Vice-Chairman Mantzoros. Motion approved by a 6-0 vote.

B. 2017-0407: A request by Shorty's Casual Cuisine for approval of a Conditional Use Permit to construct a permanent Outdoor Patio at 554 West Central Avenue on approximately 1.1 acres zoned B-3 (Community Business District).

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the past approval for a temporary outdoor patio with no formal complaints received from the public.

b. Applicant Presentation

APPLICANT:
John Cordas
554 Central Avenue
Delaware, Ohio

Thom Ibinson
554 Central Avenue
Delaware, Ohio

- c. Public comment (public hearing)

There was no public comment.

- d. Commission Action

Motion: Mr. Prall moved to approve 2017-0407, along with all staff conditions and recommendations, seconded by Councilman Hellinger. Motion approved by 6-0 vote.

C. River Street Business Park

- (1) 2017-0408: A request by Tim Colatruglio for approval of a Rezoning Amendment from B-3 (Community Business District) and R-4 (Medium Density Residential District) to B-3 and R-4 PMU (Planned Mixed Use Overlay District) for River Street Business Park on thirteen properties encompassing approximately 2.594 acres located at 45 River Street.
- (2) 2017-0411: A request by Tim Colatruglio for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) for River Street Business Park on thirteen properties encompassing approximately 2.594 acres located at 45 River Street.
- (3) 2017-0410: A request by Tim Colatruglio for approval of a Preliminary Development Plan for River Street Business Park on thirteen properties encompassing approximately 2.594 acres located at 45 River Street.

Anticipated Process

- a. Staff Presentation

Mr. Schultz reviewed the Zoning Map and the Comprehensive Land Use Plan. A discussion was held on the utilities in reference to the alley. Mr. Schultz provided information on the landscape plan and buffer.

- b. Applicant Presentation

APPLICANT:

Mike Williamson
107 East Broad Street, Suite 203
Columbus, Ohio 43215

Tim Colatruglio
3630 Curve Road
Delaware, Ohio 43015

- c. Public comment (public hearing)

PUBLIC PARTICIPATION:

Dustin Bowerstock

172 East William Street
Delaware, Ohio 43015

Mr. Bowerstock voiced a concern regarding extra traffic on River Street and noise restriction.

Paul Ray
1564 East William Street
Delaware, Ohio 43015

Mr. Ray voiced a concern over electric through the alley and potential satellite signal interruption.

Amanda Stow-Ray
154 East William Street
Delaware, Ohio 43015

Ms. Stow-Ray stated that she had concerns over satellite interruption, as her satellite is not attached to the house.

Mr. Colatruglio addressed concerns related to the alley and plans for pine tree landscape buffer at rear alley. A discussion was held on the maximum height requirements for buildings and the planned height of the proposed building. A discussion was held on noise restrictions.

d. Commission Action

Motion: Mr. Halter moved to approve 2017-0408, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 6-0 vote.

Motion: Mr. Halter moved to approve 2017-0411, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 6-0 vote.

Motion: Mr. Halter moved to approve 2017-0410, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 6-0 vote.

D. 2017-0422: A request by Maronda Homes for approval of a Final Subdivision Plat for Curtis Farms Phase 4 encompassing 7.411 acres which consists of 33 single family lots zoned R-4 (Medium Density Residential District) and located on Delaware Drive.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the Final Subdivision Plat Plan, the proposed bike path, and Tree Preservation Plan. A discussion was held on the number of lots in the

plan.

b. Applicant Presentation

APPLICANT:

Chad Buckley
250 Old Wilson Bridge Road, suite 250
Worthington, Ohio

Councilman Hellinger voiced a concern regarding potential congested on-street parking. Mr. Buckley provided information on the plans for each house to have a two car garage.

c. Public comment (not a public hearing)

There was no public participation.

d. Commission Action

Motion: Mr. Prall moved to approve 2017-0422, along with all staff conditions and recommendations, seconded by Mr. Mantzoros. Motion approved by a 6-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland provided information on the Ohio Planning Conference for May 19, 2017.

Mr. Efland discussed concerns voiced by the B.I.A. in regards to the Tree Preservation Code.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Prall requested information on the timeline for the round-a-bout for Cheshire Road. Mr. Weber provided the plans for the completion of the project.

Mr. Halter voiced a need for lighting over the bike path on Houk Road.

Mr. Halter voiced his recommendation that the city consider renaming future streets after veterans.

Councilman Hellinger requested information on the proposed opening date for Speedway. Mr. Weber discussed the upcoming roadway improvements that are needed.

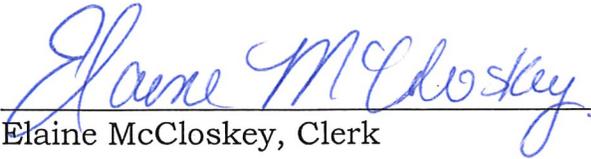
ITEM 6. NEXT REGULAR MEETING: April 5, 2017

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the March 1, 2017 Planning Commission meeting to adjourn. The meeting adjourned at 8:53 p.m.



Stacy Simpson, Chairperson



Elaine McCloskey, Clerk