

PLANNING COMMISSION
June 7, 2017
MOTION SUMMARY

ITEM 1. Roll Call

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

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

Members Absent: Robert Badger

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

Motion to Excuse: Councilmember Hellinger moved to excuse Mr. Badger, seconded by Mr. Halter. Motion approved by a 6-0 vote.

ITEM 2. Approval of the Motion Summary of the Planning Commission meeting held on May 3, 2017, as recorded and transcribed.

Motion: Mr. Halter moved to approve the Motion Summary for May 3, 2017 Planning Commission meeting, seconded by Councilmember Hellinger. Motion approved 6-0 vote.

ITEM 3. REGULAR BUSINESS

A. Communities at Glenross - Section 11

- (1) 2017-1030: A request by Pulte Homes for approval of a Final Development Plan for Communities at Glenross Section 11 for 58 single family lots on 22.74 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located south of Cheshire Road on Winterbourne Drive, Solstice Road, Stone Quarry Drive and Holly Berry Lane.
- (2) 2017-1031: A request by Pulte Homes for approval of a Final Subdivision Plat for Communities at Glenross Section 11 for 58 single family lots on 22.74 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located south of Cheshire Road on Winterbourne Drive, Solstice Road, Stone Quarry Drive and Holly Berry Lane.

Anticipated Process

- a. Staff Presentation

Mr. Schultz reviewed the proposed plan and plat. A discussion was held on the

emergency access location, landscape plans, and open space location. Mr. Weber discussed the plans and tentative schedule for completion for the roundabout.

Mr. Prall voiced a concern over the exterior materials to be used along the golf course and recommended that it have 50% natural material.

b. Applicant Presentation

APPLICANT:

Steve Peck
4900 Tuttle Crossing Blvd.
Columbus, Ohio

Mr. Peck informed the Commission that they were agreeable to all conditions. Mr. Peck addressed the concerns voiced regarding the materials to be used.

c. Public comment (not a public hearing)

There was no public participation.

d. Commission Action

Motion: Mr. Halter moved to approved 2017-1030, along with all staff conditions and recommendations, seconded by Councilmember Hellinger. Motion approved by a 6-0 vote.

Motion: Mr. Halter moved to approved 2017-1031, along with all staff conditions and recommendations, seconded by Councilmember Hellinger. Motion approved by a 6-0 vote.

B. Belmont Place – Sections 4 and 5

- (1) 2017-1040: A request by Glenn Road Capital LLC., for approval of a Preliminary Development Plan for Belmont Place Sections 4 and 5 for 72 single family lots on approximately 21.5 acres on property zoned R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on McNamara Loop, Neville Lane and Squaregaiter Lane.
- (2) 2017-1041: A request by Glenn Road Capital LLC., for approval of a Final Development Plan for Belmont Place Sections 4 and 5 for 72 single family lots on approximately 21.5 acres on property zoned R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on McNamara Loop, Neville Lane and Squaregaiter Lane.
- (3) 2017-1042: A request by Glenn Road Capital LLC., for approval of a Preliminary Subdivision Plat for Belmont Place Sections 4 and 5 for 72 single family lots on approximately 21.5 acres on property zoned R-3 PMU

(One-Family Residential District with a Planned Mixed Use Overlay District) and located on McNamara Loop, Neville Lane and Squaregaiter Lane.

- (4) 2017-1043: A request by Glenn Road Capital LLC., for approval of a Final Subdivision Plat for Belmont Place Section 4 for 34 single family lots on 10.426 acres on property zoned R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on McNamara Loop and Squaregaiter Lane.

Anticipated Process

- a. Staff Presentation

Mr. Schultz reviewed the proposed plat and discussed the location of the pocket park, minimal house sizes and setbacks, design standards and materials, proposed landscape plan and pedestrian connectivity.

Mr. Prall voiced a concern over the current 3 feet mounding and that it provides minimal buffering.

- b. Applicant Presentation

APPLICANT:

Kevin McCauley
6689 Dublin Center Drive
Dublin, Ohio 43017

Mr. McCauley voiced discussed working with staff to provide additional trees on the mounding for buffering if the site allowed for them.

- c. Public comment (not a public hearing)

There was no public participation.

- d. Commission Action

Motion: Mr. Prall moved to approved 2017-1040, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

Motion: Mr. Prall moved to approved 2017-1041, along with all staff conditions and recommendations, seconded by Vice-Chairman Mantzoros. Motion approved by a 6-0 vote.

Motion: Mr. Prall moved to approved 2017-1042, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

Motion: Mr. Prall moved to approved 2017-1043, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland provided information on the Ohio Planning Conference that he recently attended.

Mr. Efland discussed the new signage with the City of Delaware new branding at the Water Treatment Plant.

Mr. Schultz reminded the Commission that the next meeting will be held on July 19, 2017.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Volenik informed the Commission that he may be unable to attend the July and potentially the August Planning Commission meetings due to the upcoming birth of his child.

Councilmember Hellinger voiced concerns over various property conditions and the need for code enforcement to monitor the properties.

Mr. Halter voiced a concern over a large crack on the Locust Curve Bike Trail.

Mr. Prall requested an update regarding the construction of the new fire station.

Vice-Chairman Mantzoros and Chairman Simpson provided an update on the Ohio Planning Conference that they recently attended with staff.

ITEM 6. NEXT REGULAR MEETING: July 19, 2017

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the June 7, 2017 Planning Commission meeting to adjourn. The meeting adjourned at 8:16 p.m.



Stacy Simpson, Chairperson



Elaine McCloskey, Clerk