

**CITY OF DELAWARE
CITY COUNCIL
CITY COUNCIL CHAMBERS
1 SOUTH SANDUSKY STREET
7:00 P.M.**

AGENDA

6:30 P.M. – EXECUTIVE SESSION: pursuant to Ohio Revised Code Section 121.22 (G) (3) pending or imminent court action, Section 121.22 (G) (1) personnel, Section 121.22 (G) (5) matters required to be kept confidential by State statute, Section 121.22 (G) (2) acquisition of property for public purpose and 121.22(G) (8) consideration of confidential information related to a request for economic development assistance.

REGULAR MEETING

June 26, 2017

1. ROLL CALL
2. INVOCATION – Chaplain Jon Powers, Ohio Wesleyan University
3. PLEDGE OF ALLEGIANCE
4. APPROVAL of the Motion Summary of the regular meeting of Council held on June 12, 2017, as recorded and transcribed.
5. CONSENT AGENDA
 - A. Acceptance of the Motion Summary for the Parks and Recreation Advisory Board meeting held April 18, 2017.
 - B. Resolution No. 17-36, a resolution appointing Council Members to various Committees, Commissions, and/or Boards.
 - C. Resolution No. 17-37, a resolution appointing members to various Boards, Commissions, and/or Committees, and specifying the term of the appointment.
 - D. Resolution No. 17-38, a resolution authorizing the City Manager to enter into a Cooperative Agreement with the Ohio Department of Transportation to install Rectangular Rapid Flashing Beacons (RRFB'S) on Troy Road at Barrett Street and on Pennsylvania Avenue at Heritage Boulevard.
 - E. Resolution No. 17-39, a resolution cancelling the first regular meeting of City Council July 10, 2017.
6. LETTERS, PETITIONS, AND PUBLIC COMMENTS

7. COMMITTEE REPORTS
8. CONSIDERATION OF NEW LIQUOR PERMITS
 - A. Olivina Taproom, LLC, DBA Olivina Taproom, 44 South Sandusky Street, Delaware, OH 43015. Permit Classes: C2 and D6.
9. PRESENTATION
 - A. "The Point" Improvement Project Update - Bill Ferrigno, Public Works Director/City Engineer
10. ESTABLISH July 24, 2017 at 7:30 p.m. as a date and time for a public hearing regarding a Designated Outdoor Refreshment Area (DORA), contingent upon submission of the application to City Council by Friday, July 7, 2017.
11. SECOND READING of Ordinance No. 17-40, an ordinance supplementing the 2017 Appropriations Ordinance to provide additional funding for Engineering Wages, and declaring an emergency.
12. SECOND READING of Ordinance No. 17-43, an ordinance for Pulte Homes approving a Final Development Plan for The 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.
13. SECOND READING of Ordinance No. 17-44, an ordinance for Pulte Homes approving a Final Subdivision Plat for The 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.
14. SECOND READING of Ordinance No. 17-45, an ordinance for Glenn Road Capital LLC., approving 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.
15. SECOND READING of Ordinance No. 17-46, an ordinance for Glenn Road Capital LLC., approving 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.

16. SECOND READING of Ordinance No. 17-47, an ordinance for Glenn Road Capital LLC., approving 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.
17. SECOND READING of Ordinance No. 17-48, an ordinance for Glenn Road Capital LLC., approving 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.
18. CONSIDERATION of Resolution No. 17-40, a resolution authorizing the City Manager to negotiate an incentive package with CoHatch, 659 High St., Worthington, for a high-end co-working space in downtown Delaware.
19. CONSIDERATION of Resolution No. 17-41, a resolution opposing the President's budget proposal to eliminate funding from the U.S. Department of Housing and Urban Development's Community Development Block Grant and the HOME Investment Partnerships program.
20. CONSIDERATION of Ordinance No. 17-49, an ordinance approving the sale of a Street Department 2002 International Tandem Dump Truck that has outgrown its useful serviceable life.
21. FINANCE DIRECTOR'S REPORT
22. CITY MANAGER'S REPORT
23. COUNCIL COMMENTS
24. ADJOURNMENT

RECORD OF PROCEEDINGS

Minutes of

Delaware City Council

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held

June 12

20 17

Following the Citizen Academy Graduation Ceremony the regular meeting of Council held June 12, 2017 was called to order at 7:00 p.m., in the City Council Chambers. The following members of Council were present: First Ward Chris Jones, Second Ward Lisa Keller, Third Ward Jim Browning, Fourth Ward Kyle Rohrer, At-Large George Hellinger, Vice-Mayor Kent Shafer, and Mayor Carolyn Kay Riggle who presided. The invocation was given by Reverend Akers, followed by the Pledge of Allegiance.

Staff Present: Darren Shulman, City Attorney, Dean Stelzer, Finance Director, Dave Efland, Planning and Community Development Director, Bruce Pijanowski, Police Chief, Bill Ferrigno, Public Works Director/City Engineer, Ted Miller, Parks and Natural Resource Director, and Tom Homan, City Manager

ITEM 4: APPROVAL OF MINUTES

APPROVAL of the Motion Summary of the regular meeting of Council held May 22, 2017, as recorded and transcribed.

Motion: Mr. Jones motioned to approve the Motion Summary of the regular meeting of Council held May 22, 2017, as recorded and transcribed, seconded by Vice-Mayor Shafer. Motion approved by a 7-0 vote.

ITEM 5: CONSENT AGENDA

- A. Acceptance of the Motion Summary for the Shade Tree Commission meeting held April 25, 2017.
- B. Acceptance of the Motion Summary for the Historic Preservation Commission meeting held February 22, 2017.
- C. Acceptance of the Records Commission meeting held July 10, 2013.
- D. Acceptance of the Motion Summary for the Planning Commission meeting held May 3, 2017.
- E. Resolution No. 17-34, a resolution appointing members to various Boards, Commissions, and/or Committees, and specifying the term of the appointments.

Motion: Vice-Mayor Shafer motioned to approve the Consent Agenda, seconded by Mr. Hellinger. Motion approved by a 7-0 vote.

ITEM 6: LETTERS, PETITIONS, AND PUBLIC COMMENTS

ITEM 7: COMMITTEE REPORTS

ITEM 8: CONSIDERATION OF NEW LIQUOR PERMITS

- A. ALDI Inc. Ohio, DBA ALDI, 973 Sunbury Road, Delaware, OH 43015. Permit Classes: C1 and C2.

Motion: Vice-Mayor Shafer motioned to accept without objection the liquor permit, seconded by Mrs. Keller. Motion approved by a 7-0 vote.

ITEM 9: DISCUSSION OF DESIGNATED OUTDOOR REFRESHMENT AREA (DORA)

Public Participation:
David McCorkle
Economic Development Manager, City of Worthington
6550 N. High Street

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BEAR GRAPHICS 800-325-6094 FORM NO. 10148

Held June 12 20 17

Worthington, Ohio 43085

Mr. McCorkle provided information on the process that Worthington City Council took to create a DORA.

Todd Daughenbaugh
Fresh Start Café and Bakery
422 Oslow Court
Delaware, Ohio 43015

Mr. Daughenbaugh voiced his opposition to having a DORA with in the City of Delaware.

Genti Koci
Opa Grill and Tavern
18 S. Sandusky Street
Delaware, Ohio 43015

Mr. Koci voiced his support to having a DORA with in the City of Delaware.

ITEM 10: PRESENTATION

A. David McCorkle - Economic Development Manager, City of Worthington

ITEM 11: ORDINANCE NO. 17-37 [Second Reading]
AN ORDINANCE AMENDING THE 2017 APPROPRIATIONS ORDINANCE TO PROVIDE FUNDING FOR PROFESSIONAL SERVICES TO COMPLETE AN UPDATE TO THE CITY'S CURRENT COMPREHENSIVE PLAN.

The Clerk read the ordinance for the second time.

Motion: Vice-Mayor Shafer moved to suspend the rules for Ordinance No. 17-37, seconded by Mr. Browning. Motion approved by a 7-0 vote.

Motion: Vice-Mayor Shafer moved to adopt Ordinance No. 17-37, seconded by Mr. Browning. Motion approved by a 7-0 vote.

ITEM 12: RESOLUTON NO. 17-35 [First Reading]
A RESOLUTION OF NO OBJECTION TO THE EXPANSION OF THE CONCORD/SCIOTO COMMUNITY AUTHORITY, A NEW COMMUNITY AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE.

The Clerk read the resolution for the first time.

Motion: Vice-Mayor Shafer moved to adopt Resolution No. 17-35, seconded by Mr. Hellinger. Motion approved by a 6-0-1 (Rohrer) vote.

ITEM 13: ORDINANCE NO. 17-38 [First Reading]
AN ORDINANCE APPROVING A COMMUNITY REINVESTMENT AREA AGREEMENT AND SCHOOL COMPENSATION AGREEMENT WITH KIRBY VENTURES, LLC, OAK AND BRAZEN, LLC, DELAWARE CITY SCHOOLS, DELAWARE AREA CAREER CENTER AND THE CITY OF DELAWARE FOR INVESTMENT IN REAL PROPERTY IMPROVEMENTS ON A BUILDING AT 38 EAST WINTER STREET, AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the first time.

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Held June 12 20 17

APPLICANT:

Jeff Kirby
38 E. Winter Street
Delaware, Ohio

Motion: Mrs. Keller moved to suspend the rules for Ordinance No. 17-38, seconded Vice-Mayor Shafer. Motion approved by a 7-0 vote.

Motion: Mrs. Keller moved to enact the emergency clause for Ordinance No. 17-38, seconded by Vice-Mayor Shafer. Motion approved by a 7-0 vote.

Motion: Mrs. Keller moved to adopt Ordinance No. 17-38, seconded by Vice-Mayor Shafer. Motion approved by a 6-0-1 (Riggle) vote.

ITEM 14: ORDINANCE NO. 17-39 [First Reading]

AN ORDINANCE AMENDING THE 2017 APPROPRIATIONS ORDINANCE TO PROVIDE FUNDING FOR AN AMERICAN ELECTRIC POWER GRANT TO COMPLETE A SIGN PLAN AND BID DOCUMENTS FOR A REPLACEMENT INDUSTRIAL PARK SIGN APPROXIMATELY AT PITTSBURGH DRIVE AND LONDON ROAD.

The Clerk read the ordinance for the first time.

Motion: Mr. Hellinger moved to suspend the rules for Ordinance No. 17-39, seconded by Mr. Browning. Motion approved by a 7-0 vote.

Motion: Mr. Hellinger moved to adopt Ordinance No. 17-39, seconded by Mr. Browning. Motion approved by a 7-0 vote.

ITEM 15: ORDINANCE NO. 17-40 [First Reading]

AN ORDINANCE SUPPLEMENTING THE 2017 APPROPRIATIONS ORDINANCE TO PROVIDE ADDITIONAL FUNDING FOR ENGINEERING WAGES, AND DECLARING AN EMERGENCY.

The Clerk read the ordinance for the first time.

Council was in agreement to take to a second reading.

ITEM 16: ORDINANCE NO. 17-41 [First Reading]

AN ORDINANCE AMENDING THE DELAWARE MUNICIPAL COURT AND CLERK OF COURT EMPLOYEE BENEFITS AND LEAVE POLICIES.

The Clerk read the ordinance for the first time.

APPLICANT:

Judge Marianne Hemmeter
Delaware Municipal Court
70 North Union Street
Delaware, Ohio 43015

Doug Staugler
Chief Officer of Community Control
70 North Union Street
Delaware, Ohio 43015

Motion: Vice-Mayor Shafer moved to suspend the rules for Ordinance No.

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17-41, seconded by Mr. Hellinger. Motion approved by a 7-0 vote.

Motion: Vice-Mayor Shafer moved to adopt Ordinance No. 17-41, seconded by Mr. Hellinger. Motion approved by a 7-0 vote.

ITEM 17: ORDINANCE NO. 17-42 [First Reading]

AN ORDINANCE AMENDING THE MANAGEMENT, PROFESSIONAL, TECHNICAL, CONFIDENTIAL, AND SUPERVISORY EMPLOYEES PAY PLAN.

The Clerk read the ordinance for the first time.

Motion: Mr. Jones moved to suspend the rules for Ordinance No. 17-42, seconded by Mr. Browning. Motion approved by a 7-0 vote.

Motion: Mr. Jones moved to adopt Ordinance No. 17-42, seconded by Mr. Browning. Motion approved by a 7-0 vote.

ITEM 18: ORDINANCE NO. 17-43 [First Reading]

AN ORDINANCE FOR PULTE HOMES APPROVING A FINAL DEVELOPMENT PLAN FOR THE 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.

The Clerk read the ordinance for the first time.

ITEM 19: ORDINANCE NO. 17-44 [First Reading]

AN ORDINANCE FOR PULTE HOMES APPROVING A FINAL SUBDIVISION PLAT FOR THE 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.

The Clerk read the ordinance for the first time.

ITEM 20: ORDINANCE NO. 17-45 [First Reading]

AN ORDINANCE FOR GLENN ROAD CAPITAL LLC., APPROVING 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.

The Clerk read the ordinance for the first time.

ITEM 21: ORDINANCE NO. 17-46 [First Reading]

AN ORDINANCE FOR GLENN ROAD CAPITAL LLC., APPROVING 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

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MCNAMARA LOOP, NEVILLE LANE AND SQUAREGAITER LANE.

The Clerk read the ordinance for the first time.

ITEM 22: ORDINANCE NO. 17-47 [First Reading]

AN ORDINANCE FOR GLENN ROAD CAPITAL LLC., APPROVING 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.

The Clerk read the ordinance for the first time.

ITEM 23: ORDINANCE NO. 17-48 [First Reading]

AN ORDINANCE FOR GLENN ROAD CAPITAL LLC., APPROVING 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.

The Clerk read the ordinance for the first time.

ITEM 24: EXECUTIVE SESSION: pursuant to Ohio Revised Code Section 121.22 (G) (3) pending or imminent court action, Section 121.22 (G) (1) personnel, Section 121.22 (G) (5) matters required to be kept confidential by State statute, Section 121.22 (G) (2) acquisition of property for public purpose and 121.22(G) (8) consideration of confidential information related to a request for economic development assistance.

Vice-Mayor Shafer moved to enter into Executive Session at 9:24 p.m. This motion was seconded by Mrs. Keller and approved by a 7-0 vote. Council met in executive session pursuant to Ohio Revised Code Section 121.22 (G) (3) pending or imminent court action, Section 121.22 (G) (1) personnel, Section 121.22 (G) (5) matters required to be kept confidential by State statute, and Section 121.22 (G) (2) acquisition of property for public purpose and 121.22 (G) (8) consideration of confidential information related to a request for economic development assistance. Council conducted a discussion of those items with the following members present: First Ward Chris Jones, Second Ward Lisa Keller, Third Ward Jim Browning, Fourth Ward Kyle Rohrer, At Large George Hellinger, Vice Mayor Kent Shafer and Mayor Carolyn Kay Riggle. Following the discussion at 9:52 p.m., it was moved by Mrs. Keller that Council move into Open session, seconded by Mr. Jones and approved by 7-0 vote.

ITEM 25: CITY MANAGER'S REPORT

Mr. Homan discussed concerns voiced over blastings at the National Lime and Stone Company and how to notify the public prior to the occurrences.

Mr. Homan discussed the recently held NOW Watershed Festival and the resignation of Collin Smith, Watershed Coordinator.

Mr. Homan provided information regarding a letter received to Council by Representative Duffy.

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Held June 12 2017

ITEM 26: COUNCIL COMMENTS

Mrs. Keller provided an update on resources for tick identification and Lyme disease.

Mr. Hellinger discussed the need to get more effective communication out to the public.

Mayor Riggle provided information to Chief Pijanowski over concerns of speeding on Stilson Street.

Mayor Riggle provided information on the parade for the Fourth of July, DiGenova Way dedication, and the Water Plant Education Center Dedication ceremony.

Mayor Riggle requested a break at 8:53 p.m. Mayor Riggle reconvened the meeting at 9:00 p.m.

Mr. Shulman provided information on Executive Session.

Council continued their discussed on CoHatch.

ITEM 27: ADJOURNMENT

Motion: Mrs. Keller moved to adjourn the meeting, seconded by Mr. Jones. The meeting adjourned at 9:52 p.m.

Mayor Carolyn Kay Riggle

Elaine McCloskey, Council Clerk

PARKS AND RECREATION ADVISORY BOARD
MOTION SUMMARY
April 18, 2017

ITEM 1. Roll Call

Vice-Chairwoman Hibinger called the meeting to order at 7:00 p.m.

Members Present: Joshua Bricker, Cassie Cunningham, Bob Dalton, Angela MacWhinney, Robert Ruh, Michael Rush, Vice-Chairwoman Dianna Hibinger

Members Absent: Wayne Brookover, Councilmember Kyle Rohrer, and Chairwoman Allyson Lash

City Staff Present: Ted Miller, Parks and Natural Resource Director and Linda Mathews, Custom Service Liaison

Motion to Excuse: Mr. Bricker moved to excuse Mr. Brookover, Councilmember Rohrer, and Chairwoman Lash, seconded by Mr. Ruh. Motion approved by a 7-0 vote.

ITEM 2. INTRODUCTION of New Parks and Recreation Advisory Board Member

ITEM 3. APPROVAL of the Motion Summary for the meeting held March 21, 2017 as recorded and transcribed.

Motion: Mr. Bricker moved to approve the Motion Summary for the meeting held March 21, 2017 as recorded and transcribed, seconded by Mr. Dalton. Motion approved by a 7-0 vote.

ITEM 4. PUBLIC COMMENTS

ITEM 5. RECOMMENDATION of Partnership with United Way for “Born Learning Trail”

Mr. Miller provided an update on the proposed exhibits and the projected location of the signage throughout Blue Limestone Park and the Spray and Play. Mr. Miller discussed the projected dates for installation

Motion: Mr. Dalton moved to recommend the installation of the Born Learning Trail project, seconded by Mr. Bricker. Motion approved by a 7-0 vote.

ITEM 6. RECOMMENDATION of Park and Facilities Naming and Dedication Policy

Mr. Miller reviewed the guidelines for naming a park. Mr. Miller discussed the absence of corporate sponsorship in the current policy, and that it may need to be added in the future.

Motion: Vice-Chairwoman Hibinger moved to accept the policy and recommend to present the policy to Council, seconded by Mr. Rush. Motion approved by a 7-0 vote.

ITEM 7. UPDATE of YMCA Recreation Services, Programs and Events

Mr. Miller discussed efforts to recognize City of Delaware events, and recommended that at least one member of the board attend each event.

ITEM 8. UPDATE of Parks Activities

Mr. Miller discussed opening dates for the pool at Mingo and the splash pad at the Spray and Play.

ITEM 10. STAFF COMMENTS

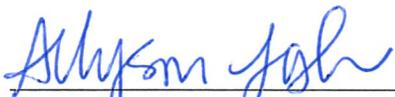
ITEM 11. MEMBERS COMMENTS

Mr. Bricker voiced concerns over the increase of dandelions at Smith Park at the field locations.

Mr. Rush recommended that staff monitor for hornet and bee nests along fencing. Vice-Chairwoman Hibinger discussed nests found along the tennis courts and the poles for the nets.

ITEM 12. ADJOURNMENT

Motion: Vice-Chairwoman Hibinger moved to adjourn the Parks and Recreation meeting. The meeting adjourned at 7:20 p.m.



Allyson Lash, Chairwoman



Elaine McCloskey, Clerk



FACT SHEET

AGENDA ITEM NO: CONSENT ITEM B DATE: 06/26/2017
ORDINANCE NO: RESOLUTION NO: 17-36
READING: FIRST PUBLIC HEARING: NO

TO: Mayor and Members of City Council
FROM: R. Thomas Homan, City Manager
VIA: Carolyn Kay Riggle, Mayor

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

A RESOLUTION APPOINTING COUNCIL MEMBERS TO VARIOUS COMMITTEES, COMMISSIONS, AND/OR BOARDS.

BACKGROUND:

N/A

REASON WHY LEGISLATION IS NEEDED:

Mayoral appointments are required to be confirmed by City Council

COMMITTEE RECOMMENDATION:

N/A

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

Carolyn Kay Riggle, Mayor

RECOMMENDATION:

ATTACHMENT(S)

RESOLUTION NO. 17-36

A RESOLUTION APPOINTING COUNCIL MEMBERS TO
VARIOUS COMMITTEES, COMMISSIONS, AND/OR
BOARDS.

WHEREAS, Council Members are to be appointed to serve on various Committees, Commissions and Boards by the Mayor of the City of Delaware and confirmed by Council; and

WHEREAS, the Mayor made Council appointments and Council has confirmed said appointments.

NOW, THEREFORE, BE IT RESOLVED: by the Council of the City of Delaware that:

SECTION 1. The following Council appointments are hereby made:

1. **Carolyn Kay Riggle, Mayor**
Sister City Advisory Board
Community Promotions
Intergovernmental Committee
MORPC – Alternate
Public Works/Public Utilities Committee
DKMM
2. **Kent Shafer, Vice-Mayor**
Finance Committee
MORPC
Parking and Safety Committee
Public Works/Public Utilities Committee
3. **George Hellinger, At-Large**
Board of Zoning Appeals
Planning Commission
4. **Chris Jones, First Ward**
Parking and Safety Committee
Finance Committee
Community Promotions
City School Board Liaison

5. **Lisa Keller, Second Ward**
 Parking and Safety Committee
 Finance Committee
 Public Works/Public Utilities Committee
 Community Promotions
 Youth in Government

6. **Jim Browning, Third Ward**
 Parks & Recreation Advisory Board
 Civil Service Commission
 Revolving Loan Committee Liaison

7. **Kyle Rohrer, Fourth Ward**
 Airport Commission
 Historic Preservation Commission
 Municipal Court Liaison

SECTION 2. The regular meeting schedules for Planning Commission, Board of Zoning Appeals, Airport Commission, Public Works/Public Utilities Committee, Parks and Recreation Advisory Board, Historic Preservation Commission, Parking and Safety Committee, Civil Service Commission, and Finance Committee shall be:

1. Planning Commission – First and Third Wednesday (if necessary) of the month
2. Board of Zoning Appeals – Second Wednesday of the month
3. Airport Commission – January, April, July, and October (Third Thursday of the month)
4. Public Works/Public Utilities Committee – January, April, July, and October (First Tuesday of the month)
5. Parking and Safety Committee – February, May, August, and November (Third Monday of the month)
6. Historic Preservation Commission – Fourth Wednesday of the month
7. Shade Tree Commission – Fourth Tuesday of the month
8. Parks and Recreation Advisory Board – Third Tuesday of the month
9. Civil Service Commission – First Wednesday of the month
10. Finance Committee – As Necessary

SECTION 3. This resolution shall be effective immediately upon its passage.

PASSED: _____, 2017

YEAS ____ NAYS ____
ABSTAIN ____

ATTEST: _____
CITY CLERK

MAYOR



FACT SHEET

AGENDA ITEM NO: CONSENT ITEM C

DATE: 06/26/2016

ORDINANCE NO:

RESOLUTION NO: 17-37

READING: FIRST

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: ---

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

A RESOLUTION APPOINTING MEMBERS TO VARIOUS BOARDS, COMMISSIONS, AND/OR COMMITTEES, AND SPECIFYING THE TERM OF THE APPOINTMENTS.

BACKGROUND:

REASON WHY LEGISLATION IS NEEDED:

COMMITTEE RECOMMENDATION:

FISCAL IMPACT(S):

POLICY CHANGES:

PRESENTER(S):

Mayor Riggle

RECOMMENDATION:

ATTACHMENT(S)

Letters of Interest

RESOLUTION NO. 17-37

A RESOLUTION APPOINTING MEMBERS TO VARIOUS
BOARDS, COMMISSIONS, AND/OR COMMITTEES, AND
SPECIFYING THE TERM OF THE APPOINTMENTS.

WHEREAS, Members are to be appointed to serve on various Committees, Commissions and Boards by the Mayor of the City of Delaware and confirmed by Council; and

WHEREAS, the Mayor has appointed and Council has confirmed the following appointments.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Delaware that:

SECTION 1. The following appointments are hereby made:

1. Sister City Advisory Board – Colleen Rush (Citizen Representative Unexpired Term ending 12-31-18)
2. Sister City Advisory Board – Julie Horvath (Delaware City School Representative)

SECTION 2. This resolution shall be effective immediately upon its passage.

PASSED: _____, 2017

YEAS ____ NAYS ____
ABSTAIN ____

ATTEST: _____
CITY CLERK

MAYOR

Colleen Rush

778 Canal St
Delaware, OH 43015
(740) 816.2841
crushrush86@gmail.com

May 22, 2017

Delaware City Council,

I am formally writing to express my interest in the Sister Cities committee member vacancy. I am a motivated, energetic individual that enjoys working for a common goal.

I moved to Delaware 20 years ago, I chose to live in Delaware because it reminded me of my hometown that unfortunately became very depressed when the steel mills went out of business. I absolutely love Delaware and would like to be part of a committee that will enhance the community.

My hobbies of traveling and history would fit nicely with this particular committee. Sister Cities is such a unique and important endeavor. Communicating and sharing to promote both cultural and commercial ties between two cities with a common bond is very exciting. Involving the youth as a learning experience for both communities would enrich their lives which could benefit the future of Delaware as well as our Sister Cities.

I have some experience with volunteering, some of my recent posts: Youth Baseball coach, PTO president for 4 years, High School Athletic Booster president for 2 years, Fundraising committee chair, and am currently on my last year of a 2 year term as the President of the Wrestling Booster Club for the high school. My youngest child will be graduating next year and I will have more time to volunteer to different city projects at that time.

Please consider me for this position. Thank you for your time.

Sincerely,

Colleen Rush

May 22, 2017

To Whom It May Concern:

Please accept this letter as an intent to be a part of the Sister City Planning Team for the City of Delaware. As someone who has lived overseas previously, I would love the opportunity to help bring more cultural diversity to our city through the Sister City program. I am a 20+ year resident of Delaware and am amazed by all the positive changes that have happened over the years. Having the opportunity to bring even more diversity to Delaware would make the city even stronger. Travelling abroad permits you to experience new ideas, new solutions to similar challenges, and bring greater recognition to Delaware.

I feel it is important to give back to the community in which you live. I currently serve as the President of the Delaware Athletic Boosters and have been a part of their organization for the past 3 years. In addition, I volunteer with Habitat for Humanity, the Delaware County Board of Realtors (Realtor Care Day, Bowl-a-thon for Hospice), and with United Way of Delaware County. In each of these roles, I look for ways to engage the community, bring people together, and grow.

To be a part of the team that will grow the Sister City Program would be an ideal opportunity to blend my love of travel, diversity, and giving back to the community. My passport is even current! I am looking forward to helping Delaware move forward.

Julie A. Horvath

740.602.3320



FACT SHEET

AGENDA ITEM NO: CONSENT ITEM D DATE: 06/26/2017
ORDINANCE NO: RESOLUTION NO: 17-38
READING: FIRST PUBLIC HEARING: NO

TO: Mayor and Members of City Council
FROM: R. Thomas Homan, City Manager
VIA: William L. Ferrigno, Public Works Director/City Engineer

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A COOPERATIVE AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION TO INSTALL RECTANGULAR RAPID FLASHING BEACONS (RRFB'S) ON TROY ROAD AT BARRETT STREET AND ON PENNSYLVANIA AVENUE AT HERITAGE BOULEVARD.

BACKGROUND:

In response to the number of pedestrian injury accidents and school aged pedestrian volumes crossing Troy Road at the Barrett Street and Pennsylvania Avenue at Heritage Boulevard, the City of Delaware submitted an abbreviated safety application to the Ohio Department of Transportation (ODOT) and received 100% funding to install Rectangular Rapid Flashing Beacons (RRFB's) at both intersections. These devices were also identified in the Delaware City Schools Safe Routes to School Plan as recommended improvements. RRFB's are activated by pedestrians using pushbuttons and, once activated, the extra-large beacons flash in a "wig-wag" pattern to warn vehicular traffic that a pedestrian is crossing the street. RRFB's are a lower cost alternative to traffic signals and hybrid signals and are known to increase driver yielding behavior at crosswalks significantly when supplementing standard pedestrian crossing signs and markings. These devices were installed in 2016 on S. Liberty Street at Oak Hill Avenue/Spring Street and Rowland Avenue and have proved to be effective when they are activated/used properly. In addition to the RRFB's, the enhanced crosswalks will be re-striped with Heat-Fused Preformed

Thermoplastic Pavement Markings which are known to last 6-8 times longer than normal Traffic Paint. All work will be completed prior to the 2017-2018 school year.

This project was identified in the Safe Routes to School report completed for the Delaware City Schools. Additional improvements under consideration include adding rear facing flashing beacons (RFFB) to the school zone signs to increase driver awareness. The schools are waiting to hear from ODOT if the necessary funding to complete those improvements will be approved. The City will partner with the schools in the RFFB project.

REASON WHY LEGISLATION IS NEEDED:

ODOT District 6 is administering the project and the State requires consent legislation be passed by the local government to allow for the project to occur within the corporate limits.

COMMITTEE RECOMMENDATION:

FISCAL IMPACT(S):

The total project budget is \$35,800 and will be 100% funded by ODOT using Safety Funds.

POLICY CHANGES:

N/A

PRESENTER(S):

William L. Ferrigno, P.E. – Public Works Director/City Engineer

RECOMMENDATION:

Approval

ATTACHMENT(S)

Two (2) exhibits showing the final plan layout for both intersections.

RESOLUTION NO. 17-38

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A COOPERATIVE AGREEMENT WITH THE OHIO DEPARTMENT OF TRANSPORTATION TO INSTALL RECTANGULAR RAPID FLASHING BEACONS (RRFB'S) ON TROY ROAD AT BARRETT STREET AND ON PENNSYLVANIA AVENUE AT HERITAGE BOULEVARD.

WHEREAS, the STATE and CITY have identified the need for the above described project; and

WHEREAS, the City of Delaware, referred to as the Local Public Agency (LPA), desires the Director of Transportation to complete the project.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF DELAWARE, OHIO THAT:

SECTION 1. The City hereby agrees to cooperate with the Director of Transportation of the State of Ohio in the planning, design and construction of the identified highway improvement project, and grants consent to the Ohio Department of Transportation for its development and construction of the project in accordance with plans, specifications and estimates as approved by the Director.

SECTION 2. ODOT agrees to assume and bear the costs of preliminary engineering, right-of-way, and construction by administering Federal and State funds for the project.

SECTION 3. The City agrees to assume and bear one hundred percent (100%) of the total cost of those features requested by the City which are not necessary for the improvement as determined by the State and Federal Highway Administration.

SECTION 4. The LPA agrees to acquire and/or make available to ODOT, in accordance with current State and Federal regulations, all necessary right-of-way required for the described Project. The LPA also understands that right-of-way costs include eligible utility costs. The LPA agrees to be responsible for all utility accommodation, relocation, and reimbursement and agrees that all such accommodations, relocations, and reimbursements shall comply with the current provisions of 23 CFR 645 and the ODOT Utilities Manual.

SECTION 5. Upon completion of the described Project, and unless otherwise agreed, the LPA shall: (1) provide adequate maintenance for the described Project in accordance with all applicable state and federal law,



OHIO DEPARTMENT OF TRANSPORTATION

DISTRICT 6 • 400 EAST WILLIAM STREET • DELAWARE, OHIO • 43015 • 800.372.7714

June 15, 2017

Matthew Weber, P.E.
Delaware City Engineer
20 E. William St.
Delaware, Ohio 43015

**RE: Consent Legislation
DEL-Troy Rd. & Pennsylvania RRFB, PID 106334**

Dear Matt:

Enclosed is consent legislation for ODOT project PID 106334 to install RRFB signals at two intersections in the City of Delaware (Troy Rd. at Barrett St. and Pennsylvania Ave. at Heritage Blvd.).

After your review and approval, please forward the legislation to the City Council for their necessary action. When executed, please return an electronic copy of the executed legislation to my email address (rebecca.wagner@dot.ohio.gov).

In order to assure that project development proceeds in a timely manner, the enclosed legislation will need to be fully executed and returned at your earliest opportunity. If you have any questions feel free to contact me at 740-833-8183 or via E-mail at rebecca.wagner@dot.ohio.gov.

Respectfully,

Rebecca L. Wagner, P.E.

Attachments*

c: J. Ormeroid, City of Delaware
Legislation File*

CONSENT LEGISLATION

Rev. 6/26/00

Ordinance Number _____
PID Number 106334
DEL-Troy Rd. & Pennsylvania RRFB

The following is an Ordinance enacted by the City Council, City of Delaware, Ohio, hereinafter referred to as the Local Public Agency (LPA), in the matter of the stated described project.

SECTION I - Project Description

WHEREAS, the STATE has identified the need for the described project:

Install RRFB signals at two intersections in the City of Delaware (Troy Rd. at Barrett St. and Pennsylvania Ave. at Heritage Blvd.).

NOW THEREFORE, be it ordained by the City of Delaware, Ohio.

SECTION II - Consent Statement

Being in the public interest, the LPA gives consent to the Director of Transportation to complete the above described project.

SECTION III - Cooperation Statement

The LPA shall cooperate with the Director of Transportation in the above described project as follows:

The City hereby agrees to cooperate with the Director of Transportation of the State of Ohio in the planning, design and construction of the identified highway improvement project and grants consent to the Ohio Department of Transportation for its development and construction of the project in accordance with plans, specifications and estimates as approved by the Director;

ODOT agrees to assume and bear the costs of preliminary engineering, right-of-way, and construction by administering Federal and State funds for this project.

The City agrees to assume and bear one hundred percent (100%) of the total cost of those features requested by the City which are not necessary for the improvement as determined by the State and Federal Highway Administration.

SECTION IV - Utilities and Right-of-Way Statement

The LPA agrees that all right-of-way required for the described project will be acquired and/or made available in accordance with current State and Federal regulations. Right-of-way costs include eligible utility costs. ODOT agrees to be responsible for all utility accommodation, relocation and reimbursement and agrees that all such accommodations, relocations, and reimbursements shall comply with the current provisions of 23 CFR 645 and the ODOT Utilities Manual.

SECTION V - Maintenance

Upon completion of the project, and unless otherwise agreed, the LPA shall: (1) provide adequate maintenance for the project in accordance with all applicable state and federal law, including, but not limited to, Title 23, U.S.C., Section 116; (2) provide ample financial resources, as necessary, for the maintenance of the project; (3) maintain the right-of-way, keeping it free of obstructions, and (4) hold said right-of-way inviolate for public highway purposes.

SECTION VI - Authority to Sign

The Council Members of said City are hereby empowered on behalf of the City of Delaware to enter into contracts with the Director of Transportation necessary to complete the above described project.

Passed: _____, 2_____.
(Date)

Attested: _____
(Clerk)

(President of City Council)

This Ordinance is hereby declared to be an emergency measure to expedite the highway project(s) and to promote highway safety. Following appropriate legislative action, it shall take effect and be in force immediately upon its passage and approval, otherwise it shall take effect and be in force from and after the earliest period allowed by law.

CERTIFICATE OF COPY
STATE OF OHIO

City of Delaware, Ohio

I, _____, as Clerk of the City of Delaware, Ohio, do hereby certify that the foregoing is a true and correct copy of the Ordinance adopted by the legislative Authority of the said City on the _____ day of _____, 2____, that the publication of such Ordinance has been made and certified of record according to law; that no proceedings looking to a referendum upon such Ordinance have been taken; and that such Ordinance and certificate of publication thereof are of record in Ordinance Record Number, Page _____.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, if applicable, this _____ day of _____, 2 _____.

Clerk

City of Delaware, Ohio.

(SEAL)
(If Applicable)

The foregoing is accepted as a basis for proceeding with the project herein described.

For the City of Delaware, Ohio

Attest: _____, Date _____
Contractual Officer

For the State of Ohio

Attest: _____, Date _____
Director, Ohio Department of Transportation



RRFB DEVICE,
SOLAR POWERED, AS PER PLAN
W/ SIGN A & C AND PUSHBUTTON

RRFB DEVICE,
SOLAR POWERED, AS PER PLAN
W/ SIGN A & C AND PUSHBUTTON

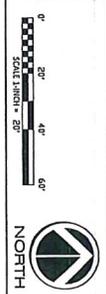
<p>51-1-30 V15-791-24 SIGN "A"</p>	<p>51-1-30 V15-798-24 SIGN "B"</p>
<p>SPECIAL SIGN "C"</p>	<p>SPECIAL SIGN "D"</p>

0' 10' 20' 30'

SCALE: 1" = 10'

NORTH

DATE ISSUED: 1/11/2017	DRAWN: 01/01		PLAN LAYOUT	TROY ROAD & BARRETT STREET PEDESTRIAN CROSSING RRFB	REVISIONS		
					No.	DATE	DESCRIPTION



<p>W11-2-30</p>	<p>W16-77L-24 SIGN "A"</p>	<p>W16-77R-24 SIGN "B"</p>
<p>R9-3-24 SIGN "C"</p>	<p>R9-3BP-18 SIGN "D"</p>	<p>R9-3BP-18 SIGN "E"</p>
<p>W11-2-30</p>	<p>W16-77L-24 SIGN "A"</p>	<p>W16-77R-24 SIGN "B"</p>
<p>R9-3BP-18 SIGN "D"</p>	<p>R9-3BP-18 SIGN "E"</p>	<p>R9-3BP-18 SIGN "F"</p>

PLAN LAYOUT

PENNSYLVANIA AVE & HERITAGE BLVD
 PEDESTRIAN CROSSING
 RRFB

REVISIONS		
No.	DATE	DESCRIPTION



FACT SHEET

AGENDA ITEM NO: CONSENT ITEM E DATE: 06/26/2017
ORDINANCE NO: RESOLUTION NO: 17-39
READING: FIRST PUBLIC HEARING: NO

TO: Mayor and Members of City Council
FROM: R. Thomas Homan, City Manager
VIA: --

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

A RESOLUTION CANCELLING THE FIRST REGULAR MEETING OF CITY COUNCIL JULY 10, 2017.

BACKGROUND:

REASON WHY LEGISLATION IS NEEDED:

COMMITTEE RECOMMENDATION:

FISCAL IMPACT(S):

POLICY CHANGES:

PRESENTER(S):

Mayor Carolyn Kay Riggle

RECOMMENDATION:

ATTACHMENT(S)

**NOTICE TO LEGISLATIVE
AUTHORITY**

OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

6539109		NEW		OLIVINA TAPROOM LLC DBA OLIVINA TAPROOM 44 S SANDUSKY ST DELAWARE OH 43015
PERMIT NUMBER		TYPE		
ISSUE DATE		05 30 2017		
FILING DATE				
C2 <i>DV</i>				
PERMIT CLASSES				
21	022	B	B62004	
TAX DISTRICT		RECEIPT NO.		

FROM 06/01/2017

PERMIT NUMBER		TYPE	
ISSUE DATE			
FILING DATE			
PERMIT CLASSES			
TAX DISTRICT		RECEIPT NO.	



MAILED 06/01/2017

RESPONSES MUST BE POSTMARKED NO LATER THAN. 07/03/2017

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES

B NEW 6539109

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD IN OUR COUNTY SEAT. IN COLUMBUS.

WE DO NOT REQUEST A HEARING.

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)- Clerk of County Commissioner

(Date)

Clerk of City Council

Township Fiscal Officer

CLERK OF DELAWARE CITY COUNCIL
1 SOUTH SANDUSKY ST
DELAWARE OHIO 43015

6539109 PERMIT NBR
OLIVINA TAPROOM LLC
DBA OLIVINA TAPROOM
44 S SANDUSKY ST
DELAWARE OH 43015

CHRISTOPHER SCHOBERT

05/16/2017 ACTIVE

MAN-MBR

PA2-KEY = END SESSION, CLEAR-KEY = END OPTION, ENTER-KEY = TO CONTINUE



Delaware Police Department Liquor Permit Report

DPD Report Number L-17-03		Investigating Officer Detective D McQuigg	
Applicant (Primary Shareholder) Christopher Robert Schobert		Company Name (LLC) Olivina Taproom LLC; DBA: Olivina Taproom	
Common Name Olivina Taproom		Address 44 S Sandusky St, Delaware, OH 43015	
Applicant Phone Number 201-446-1699		Applicant E-Mail Address: chris@olivinataproom.com	
<input checked="" type="checkbox"/> Existing Business	Type of Business Olive oil specialty store	Notification Type:	Date of Report 06/12/2017
<input type="checkbox"/> New Business (Supplement Attached)			
Permit Type			
<input type="checkbox"/> C1/C2X Beer only in original sealed container for carry out only. <input checked="" type="checkbox"/> C2 Wine and mixed beverages in sealed containers for carry out. <input type="checkbox"/> D1/D2X Beer only for on premises consumption or in sealed containers for carry out. <input checked="" type="checkbox"/> D2 Wine and mixed beverages for on premises consumption or in sealed containers for carryout. <input type="checkbox"/> D4 Beer and any intoxicating liquor to members only, for on premises consumption only until 1:00am. <input type="checkbox"/> D5 Spirituous liquor for on premises consumption only, beer, wine and mixed beverages for on premises, or off premises in original sealed containers, until 2:30am. <input type="checkbox"/> Other			

Location Information

Churches, Libraries and or schools within 500 feet <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	School, church or library objection <input type="checkbox"/> Yes (Supplement Attached) <input checked="" type="checkbox"/> No Note: Objections are only permitted for <i>new permits</i> .
Police Calls for Service in past 12 months: Calls for Service <i>excluding calls not related to the business in past 12 months:</i>	Number of Police Reports in past 12 months:
Nuisance Abatement Pending <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Location is excessive drain on Police Resources: <input type="checkbox"/> Yes (Supplement Attached) <input checked="" type="checkbox"/> No
Site compliance checked by Dept. of Commerce 4/21/16 <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Accessible by Law Enforcement <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Private Club (Restricted Access Door) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Applicant Information

Records Checked <input checked="" type="checkbox"/> Ohio Law Enforcement Gateway <input checked="" type="checkbox"/> Delaware Police Department Database
Applicant has an active warrant <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Local Record on file <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Problem History with DPD <input type="checkbox"/> Yes (Supplement Attached) <input checked="" type="checkbox"/> No
Record located for Liquor Law Violation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criminal History Checked by Dept. of Commerce <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Contact made with Applicant <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Determination on Objection

<input checked="" type="checkbox"/> The Delaware Police Department does not find a legislative basis for requesting a hearing to object to the issuance of a liquor permit for this business.
--

<input type="checkbox"/> The Delaware Police Department recommends requesting a hearing into the issuance of a liquor permit for this business, due to one or more of the following criteria for objection as set forth by the Ohio Revised Code. <ul style="list-style-type: none"> <input type="checkbox"/> Site does not conform to local building, safety and health codes (excluding zoning). <input type="checkbox"/> Law enforcement or state agents do not have ready access to the premises where alcoholic beverages are being served. <input type="checkbox"/> Physical location causes a public nuisance. <input type="checkbox"/> Site has been officially classified as a nuisance according to State Law. <input type="checkbox"/> Conviction of a crime by the applicant that relates to operating a liquor establishment. <input type="checkbox"/> Past improper operation of a location with a liquor permit. <input type="checkbox"/> Misrepresentation of material fact on the application. <input type="checkbox"/> Addiction of the applicant to alcohol or narcotics. <input type="checkbox"/> Formal objection by specific types of other locations to which the site is in certain proximity. <input type="checkbox"/> Conviction of the applicant of food stamp or WIC fraud. (Supplement Attached)
--



**Delaware Police Department
Liquor Permit Report**

Supplement

Supplement Type

- New Business Description
- Police Department Objection
- Community Objection
- Other :

Applicant Christopher Robert Schobert is the owner/operator of Olivina Taproom, a store that specializes in high-end flavored olive-oils, vinegars, and pasta (located at 44 S Sandusky St). Schobert intends to offer suggestions and pairings for wine that match his olive-oil blends. Customers would be able to taste wine samples on-site as well as purchase corked bottles to take from the store. No objections received from any of the affected churches, schools, or libraries. All information volunteered by Schobert has been validated/corroborated – no LE issues exist.

Det. Dan McQuinn 6/12/17
Investigating Officer Signature Date

Cap. Adlior #5 6/16/17
Supervisor Signature Date

City of Delaware “The Point” Improvement Project Update



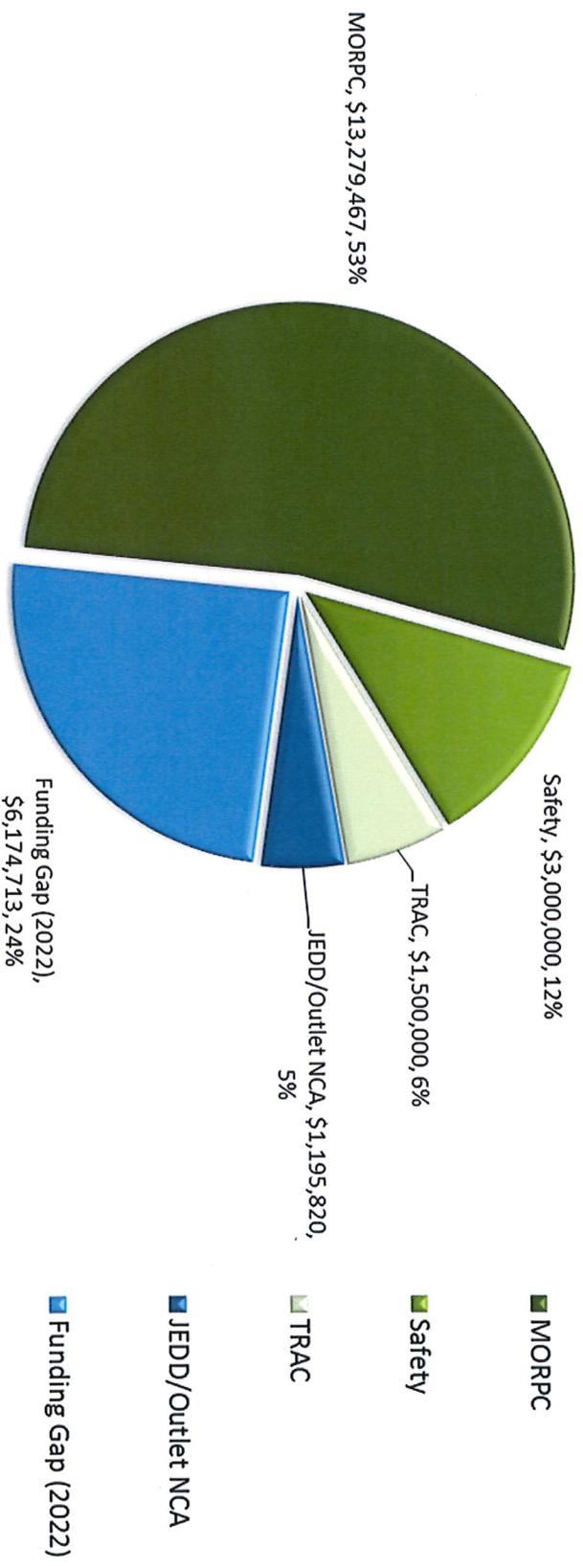
Project Funding

Funding Sources (2017)

• Federal Attributable STP	\$13,279,467
• ODOT Safety Funds	\$3,000,000
• ODOT TRAC	\$1,500,000
• JEDD	\$1,195,820
Total	\$19,522,687

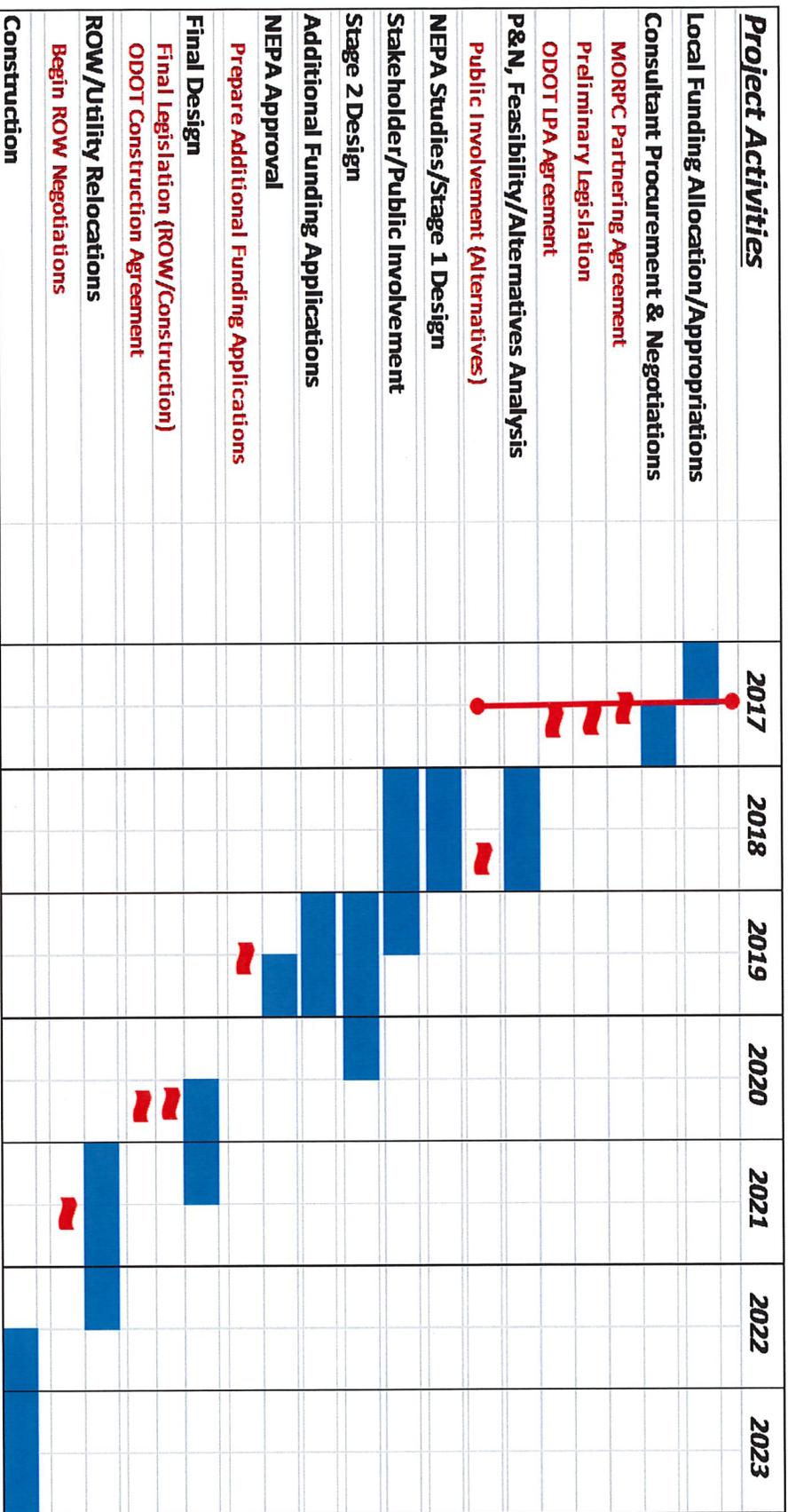
Project Costs (2022)

• PE/EE	\$1,000,000
• FE	\$2,300,000
• RR Force Account	\$1,600,000
• ROW	\$2,000,000
• Construction	\$17,500,000
• Construction ENG	\$750,000
Total	\$25,150,000



- MORPC
- Safety
- TRAC
- JEDD/Outlet NCA
- Funding Gap (2022)

Project Schedule



- Must follow PDP & NEPA Process concerning use of federal funding
- Must minimize project delays to stay on approved funding schedule
- Additional funding applications will occur with Environmental Clearance/NEPA approval
- Must increase availability of project information via proposed website improvements
- City to manage PE; ODOT to manage ROW & construction



FACT SHEET

AGENDA ITEM NO: 11

DATE: 06/26/2017

ORDINANCE NO: 17-40

RESOLUTION NO:

READING: SECOND

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: William L. Ferrigno, P.E., Director of Public Works/City Engineer

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE SUPPLEMENTING THE 2017 APPROPRIATIONS ORDINANCE TO PROVIDE ADDITIONAL FUNDING FOR ENGINEERING WAGES, AND DECLARING AN EMERGENCY.

BACKGROUND:

The Public Works Department – Division of Traffic & Engineering Services – for the past decade has provided land development construction inspection services utilizing one full time City employee (Construction Inspection Manager) overseeing multiple inspectors procured from engineering consulting firms. The majority of the cost (some years all cost) to provide these services is reimbursed through a flat fee invoiced before the inspection services are provided. The construction activity on land development projects will be at record levels in 2017. On average over the past few years, the City has utilized the services of 6-8 inspectors during peak construction season. It is predicted that we may need 10-12 inspectors this year, based on the amount of requests for pre-construction meetings from the development community. Rather than relying on the private sector to provide all additional help needed, seasonal City employees will be the mechanism to bring talent into Public Works for the peak construction season. Also, the pay rate for the Seasonal Construction Inspector position (\$21.41-\$25.29/hr) is much lower than the City is currently paying for a private consultant (\$56.19/hr) to provide an inspector. Based on the number of qualified candidates that apply for this year's positions, Public

Works may consider increasing the number of seasonal (in-house) inspectors and reducing our reliance on consulting services.

REASON WHY LEGISLATION IS NEEDED:

The current 2017 appropriation for Engineering Wages did not contemplate utilizing seasonal help to cover the gap in construction inspection. The construction activity in 2017 will be higher than anticipated in late 2016 when the current budget was prepared.

COMMITTEE RECOMMENDATION:

None

FISCAL IMPACT(S):

The flat fees *invoiced* for so far in 2017 for inspection services total \$1,132,000. The current projected amount that will be spent on private consultant inspectors in 2017 is \$700,000. Not all invoices have been paid to date, so this number is higher than current revenue reports. The purpose of inspection fees is to cover the cost of 1) private consultants, 2) in-house construction inspection manager, and 3) a percentage of in-house technician and project engineering hours, and 4) a small percentage of administrative hours. Public Works is proposing that that inspection fees also cover seasonal construction inspector positions, as well. It should be further noted that the 2017 Budget includes a \$500,000 appropriation for Engineering Professional Services - Development. This accounts pays the invoices the City receives for private consulting inspection and plan review services It is anticipated that this account will have to be supplemented at some point during the 3rd quarter of this year, once more precise 2017 inspection cost estimates become available.

POLICY CHANGES:

None

PRESENTER(S):

William L. Ferrigno, P.E., Director of Public Works/City Engineer

RECOMMENDATION:

Approval at Second Reading

ATTACHMENT(S)

None

ORDINANCE NO. 17-40

AN ORDINANCE SUPPLEMENTING THE 2017 APPROPRIATIONS ORDINANCE TO PROVIDE ADDITIONAL FUNDING FOR ENGINEERING WAGES, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Delaware and its agents, provide construction inspection services through the Public Works Department – Division of Traffic & Engineering Services, for infrastructure elements of development projects; and

WHEREAS, the provision of construction inspection services is an integral part in assuring the quality of new infrastructure constructed within and dedicated to the City; and

WHEREAS, the cost to the City of providing these services is charged to and reimbursed back to the City by the individual developers; and

WHEREAS, the City is in the process of hiring two (2) Seasonal Construction Inspectors to increase the capacity of construction inspection services for development activity; and

WHEREAS, the amount included in the 2017 Budget to pay for Engineering Wages does not include these seasonal hours; and

WHEREAS, a supplemental appropriation will be necessary to commence providing these enhanced construction inspection services in 2017.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That there is hereby appropriated from the unencumbered balance of the General Fund \$50,000 increasing the following accounts:

Engineering Department		
Wages	(101-0065-5100)	\$ 42,320
OPERS Pension	(101-0065-5101)	\$ 5,922
Medicare	(101-0065-5103)	\$ 612
Workers Comp.	(101-0065-5104)	\$ 1,146

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Ohio Revised Code.

SECTION 3. EMERGENCY CLAUSE. That this ordinance is hereby declared to be an emergency measure necessary to provide for the public peace, safety, health and welfare of the City and for the further reason to provide for the timely review of development plans and for the continued utilization of construction inspection services, and as such will be in full force and effect immediately upon its passage.

VOTE ON RULE SUSPENSION:

YEAS ___ NAYS ___
ABSTAIN ___

VOTE ON EMERGENCY CLAUSE:

YEAS ___ NAYS ___
ABSTAIN ___

PASSED: _____, 2017

YEAS ___ NAYS ___
ABSTAIN ___

ATTEST:

CITY CLERK

MAYOR



FACT SHEET

AGENDA ITEM NO: 12

DATE: 06/26/2017

ORDINANCE NO: 17-43

RESOLUTION NO:

READING: SECOND

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE FOR PULTE HOMES APPROVING A FINAL DEVELOPMENT PLAN FOR THE 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.

BACKGROUND:

See attached report

REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Section 1129.05 Final Development Plan requirements of the zoning code.

COMMITTEE RECOMMENDATION:

Planning Commission approved this case 6-0 on June 7, 2017.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)

See attached

ORDINANCE NO. 17-43

AN ORDINANCE FOR PULTE HOMES APPROVING A FINAL DEVELOPMENT PLAN FOR THE 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.

WHEREAS, the Planning Commission at its meeting of June 7, 2017 recommended approval of a Final Development Plan for Pulte Homes for the 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 on Winterbourne Drive, Solstice Road, Stone Quarry Drive and Holly Berry Lane (PC 2017-1030).

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Final Development Plan for Pulte Homes for the 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 on Winterbourne Drive, Solstice Road, Stone Quarry Drive and Holly Berry Lane, is hereby confirmed, approved, and accepted with the following conditions that:

1. The Applicant needs to obtain final 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.
2. An emergency access point from Cheshire Road to Stone Quarry Drive shall be constructed on the western portion of Section 11. The emergency drive shall 12 feet wide with a concrete approach at Cheshire Road with bollards that can be driven over by emergency vehicles.
3. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
4. The single family houses shall comply with the minimum architectural

- standards and house size in the approved development text and per applicable sections of the current zoning code.
5. The Cheshire Road and Winterbourne Drive buffering shall match or be enhanced above the existing buffering in the The Glenross Golf Club and Communities at Glenross east of this development. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowner's Association. The subject plan shall be reviewed and approved by the Shade Tree Commission.
 6. A street tree plan shall be submitted and approved by the Shade Tree Commission.
 7. A more robust landscaping plan adjacent to the six residential houses and the retention pond in the County shall be required and approved by staff per the approved Preliminary Development Plan.
 8. Landscaping adjacent to the proposed emergency access drive from Cheshire Road to Stone Quarry Drive shall be required and the subject trees adjacent to the residential houses east and west of emergency access drive shall be a minimum 15 feet from centerline of the emergency access drive.
 9. Staff recommends that some of the open space in Reserve "I" should be allocated (or at least not precluded) for the condominium association to provide active space with amenities geared to independent seniors and empty nesters if so desired in the future.
 10. The bike path along Winterbourne Drive shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
 11. This section of the Communities of Glenross Subdivision is in the Delaware South New Community Authority, subject to the single family lot transportation fee in effect for the Glenross Golf Club at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of \$3,200 per dwelling units.
 12. Eagle Walk Drive shall be renamed to Winterbourne Drive.
 13. Wolf Crest Road shall be renamed to Solstice Road.
 14. All signage shall achieve compliance with the graphics and signage requirements in the development text and the previously approved wayfinding system and plan for the community.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION:

YEAS ___ NAYS ___
ABSTAIN ___

PASSED: _____, 2017

YEAS ___ NAYS ___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR



PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2017-1030 & 1031

REQUEST: Multiple Requests

PROJECT: Communities at Glenross – Section 11

MEETING DATE: June 7, 2017

APPLICANT/OWNER

Pulte Homes
4900 Tuttle Crossing Boulevard
Dublin, Ohio 43016

REQUEST

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..

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.

PROPERTY LOCATION & DESCRIPTION

The subject property is located on the south side of Cheshire Road just west of proposed Winterbourne Drive and just east of the Glenross Golf Course. The subject site is zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District). The properties to the east, south and west are zoned R-2 PMU while the six residential properties to the north are zoned residential in the County.

BACKGROUND

This project has an extensive zoning history that dates back to 2006 but the most recent significant action that pertains to the development south of Cheshire Road occurred in August 2016. At that time, City Council approved an amendment to the Zoning and Development Text, an amendment to the Preliminary Development Plan and an amendment to the Preliminary Subdivision Plat for the Communities at Glenross Sections 11-22.

Sections 11 and 12 are the 106 detached single family condominium portion of the development that is targeted to independent seniors and “empty nesters” seeking lower exterior maintenance and a community association. Now the developer is requesting a Final Development Plan and Final Subdivision Plat for Section 11 which consists of 58 single family lots on 22.74 acres.

STAFF ANALYSIS

- **ZONING:** As mentioned above, the zoning for the subject site is R-2 PMU which has a specific development plan and text for the subject development. From a procedural perspective, Final Development Plans and Final Subdivision Plats would need to be reviewed and approved by the Planning Commission and City Council for each section.
- **DEVELOPMENT TEXT:** The development text sets forth development standards for the residential development which has specific development text for the entire development pertaining to permitted uses, density, lot size, minimum dwelling size, building setbacks, landscaping, lighting, architectural elevations, etc. Sections 11 and 12 are in Sub-Area III of approved the Preliminary Development Plan and Preliminary Subdivision Plat. The development plan and text is sensitive to the existing residential surroundings while providing an appropriate transition to a very active pair of railroad tracks operated separately by Norfolk & Southern and CSX.
- **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.
- **UTILITIES:** The site would be serviced by City sanitary sewer (SE Highland trunk sewer) and water that would have to be extended by the developer from the existing development. An overall storm water master

plan for the remainder of the development is required per the City Engineer. In addition, all retention ponds should be setback a minimum of 80 feet from the edge of pavement for roads per the City Engineer.

- **ROADS AND ACCESS:** Section 11 is located south of Cheshire Road and would be accessed from Winterbourne Drive (the current plan identifies this road as Eagle Walk Drive which needs to be revised) which is the main north/south spine road for Sections 11-22 located south of Cheshire Road. Solstice Road and Stone Quarry Drive extend westerly into the development while Holly Berry Lane is a north/south stub between Section 11 and 12 (the Wolf Crest Road name shall be renamed Solstice Road). An emergency access point from Cheshire Road to Stone Quarry Drive is proposed on the western portion of Section 11 per City Council's last approval. The emergency drive shall be 12 feet wide with a concrete approach at Cheshire Road with bollards that can be driven over by emergency vehicles. All the streets are public and would have sidewalks on both sides of the street.
- **PEDESTRIAN CONNECTIVITY:** The pedestrian connectivity plan does not identify any bike paths in Section 11 (except for the bike path along Winterbourne Drive) with the relocated retention ponds, buffering and emergency access road located in Reserve "I" between Section 11 and the six residential houses in the County along Cheshire Road. But as mentioned above there would be sidewalks on both sides of the public streets.
- **LOT LAYOUT & SIZE:** As mentioned above, the main entrance into Section 11 is located just south of Cheshire Road on the west side of Winterbourne Drive. The looped double loaded streets in Sections 11 and 12 (Section 11 is the northern half loop of the layout) with lots in a typical subdivision design extends into the Golf Club at Glenross style lots (80 foot wide lots) in Sections 13 and 14 that connect back into Winterbourne Drive in Section 13. In addition, a north/south street (Holly Berry Lane) connects the looped street for an additional means of egress. Per the approved development text, the subject lots in Sections 11 would be a minimum lot area of 6,500 square feet with minimum 50 feet lot widths and 130 feet lot depths. The front yard setback would be 25 feet, the rear yards setback would be 15 feet and the side yard setback would be 5 feet with a minimum house size of 1,600 square feet for a single story dwelling and 1,800 square feet for a multi-story dwelling. The development is buffered from the six existing single family county lots to the north by Reserve "I" which contains landscaping, two retention ponds and an emergency access drive. Also Reserve "I" buffers Section 11 from Winterbourne Drive with landscaping and a bike path to the east. Furthermore, lots 11970, 11971 and 11984 are designated reserves areas. Finally, the subject condominium development would have a homeowners association that would have a common maintenance plan for lawn, landscaping and snow removal on each owner's lot and reserve areas.
- **BUILDING DESIGN:** The design requirements for The Communities at Glenross south of Cheshire Road are based on the housing options in each Section and Sub-Area per the approved development text. The detached condominium design requirements in Sections 11 and 12 would include (see enclosed development text for Sub-Area III): 1.) At least 25% of the front façade elevation of each building (excluding garage doors, entrance doors, gutters, shutters, downspouts and windows) shall consist of natural materials, such as brick or stone. 2.) All vinyl siding shall have a minimum thickness of 0.044 inches; 3.) Gutters (and the material by which they are attached to the home), downspouts, soffits, shutters, garage and entrance doors may be of man-made materials such as metal, vinyl, aluminum or glass; 4.) No concrete or split face block shall be permitted, except for basement or foundation walls; 5.) The roofs of all homes shall have dimensional shingles. In addition, the homes shall achieve compliance with Residential Development Design Criteria and Performance Standards in Chapter 1171.08. Pulte Homes has supplied Glenross South Age Targeted Single Family Residential exhibits with representative elevations, floor plans and color pallet of the proposed condominium units.
- **LANDSCAPING & SCREENING:** A comprehensive landscape plan has been submitted which includes street trees, mounding and landscaping along Cheshire Road and Winterbourne Drive, landscaping adjacent to the six residential houses to the north in the County. Per the approved Preliminary Development Plan and Preliminary Subdivision Plat, staff would require a more intense landscaping plan adjacent to the six residential houses and retention ponds in the County along with the installation of landscaping adjacent to the proposed emergency access drive from Cheshire Road to Stone Quarry Drive. The subject trees installed adjacent to the residential houses east and west of emergency access drive shall be a minimum 15 feet from

centerline of the emergency access drive. All landscape plans would require review and approval by the Shade Tree Commission.

- **OPEN SPACE/PARKLAND:** The Communities at Glenross Sections 11-22 has approximately 61.5 acres of open space (approximately 29.2%) in several reserve areas south of Cheshire Road. The detached condominium development in Section 11 and 12 has 17.7 acres of open space/parkland. The majority of the open space in Section 11 (Reserve I – 8.574 acres) contains two retention ponds, mounding and landscaping and an emergency access drive. Staff recommends that some of the open space should be allocated (or at least not precluded) for the condominium association to provide active space with amenities geared to independent seniors and empty nesters if so desired in the future. The reserve area in Section 12 would have more useable open space based on the overall layout of subdivision south of Cheshire Road. All open space/parkland in Section 11 shall be privately owned and maintained but open to the public.

From a macro perspective, the developer has a robust program on the 22.705 acres of open space in Sections 9 (approximately 5.6 acres) and 10 (approximately 17.1 acres) located just north of Cheshire Road east and west of the proposed roundabout which is proposed to be completed this summer. The amenities in Section 9 include a large pool and restroom facility, a parking lot and retention pond. The amenities in Section 10 include approximately 7.5 acres of active parkland programmed with a tot lot, shelter house, basketball court, volleyball court and recreational fields while the remaining approximately 10.1 acres is a detention/retention basin next to the railroad tracks. Every homeowner in the Communities at Glenross would have access to the open spaces and amenities.

- **TREE PRESERVATION:** The developer has provided a tree inventory for Section 11 of trees being removed and a landscape plan identifying new trees being installed less the required street trees. The developer is removing 9 qualified trees totaling 106 caliper inches while 55 deciduous trees (minimum 2.5 caliper inches) and 21 evergreen trees (minimum 6 foot high at installation) are being planted. Therefore it appears the developer achieved compliance with Chapter 1168 Tree Preservation Regulations.
- **LIGHTING PLAN:** The lighting plan for Section 11 was approved by the Chief Building Official on May 17, 2017.
- **SIGNAGE:** The subdivision entrance wall signs and stone piers east and west of Winterbourne Drive just south of Cheshire Road appears to be consistent other “Glenross” entrance signs in size, material and signage. All other signage shall achieve compliance with the Graphics and Signage requirements in the development text and the previously approved (and partially developed) wayfinding system and plan for the community.
- **PHASING:** Per the approved Preliminary Subdivision Plat, Section 12 would be the next section to be developed within the subdivision developed in twelve sections (11-22) from north to south on the west side of Winterbourne Drive and then from north to south on the east side of Winterbourne Drive. To ensure compliance with City emergency service requirements, it is important each section should be constructed in sequence as proposed. If developed in a different sequence additional access requirements including at a minimum providing adequate emergency access would likely be required. With multiple Sub-Areas and many more development sections the Communities at Glenross, it is important for reference and tracking purposes that the plans and plats for each section have appropriate nomenclature that correlates the sections to the applicable Zoning Sub-Areas. Therefore all plans and plats that reference a section or phase must include the Zoning Sub-Area name either in the title or some form approved by City Staff.

STAFF RECOMMENDATION – (2017-1030 FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request by Pulte Homes of a Final Development Plan for The 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, with the following conditions that:

1. The Applicant needs to obtain final 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.

2. An emergency access point from Cheshire Road to Stone Quarry Drive shall be constructed on the western portion of Section 11. The emergency drive shall 12 feet wide with a concrete approach at Cheshire Road with bollards that can be driven over by emergency vehicles.
3. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
4. The single family houses shall comply with the minimum architectural standards and house size in the approved development text and per applicable sections of the current zoning code.
5. The Cheshire Road and Winterbourne Drive buffering shall match or be enhanced above the existing buffering in the The Glenross Golf Club and Communities at Glenross east of this development. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowner's Association. The subject plan shall be reviewed and approved by the Shade Tree Commission.
6. A street tree plan shall be submitted and approved by the Shade Tree Commission.
7. A more robust landscaping plan adjacent to the six residential houses and the retention pond in the County shall be required and approved by staff per the approved Preliminary Development Plan.
8. Landscaping adjacent to the proposed emergency access drive from Cheshire Road to Stone Quarry Drive shall be required and the subject trees adjacent to the residential houses east and west of emergency access drive shall be a minimum 15 feet from centerline of the emergency access drive.
9. Staff recommends that some of the open space in Reserve "I" should be allocated (or at least not precluded) for the condominium association to provide active space with amenities geared to independent seniors and empty nesters if so desired in the future.
10. The bike path along Winterbourne Drive shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
11. This section of the Communities of Glenross Subdivision is in the Delaware South New Community Authority, subject to the single family lot transportation fee in effect for the Glenross Golf Club at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of \$3,200 per dwelling units.
12. Eagle Walk Drive shall be renamed to Winterbourne Drive.
13. Wolf Crest Road shall be renamed to Solstice Road.
14. All signage shall achieve compliance with the graphics and signage requirements in the development text and the previously approved wayfinding system and plan for the community.

STAFF RECOMMENDATION – (2017-1031 FINAL SUBDIVISION PLAT)

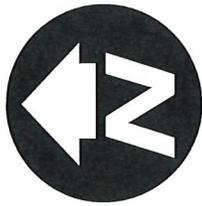
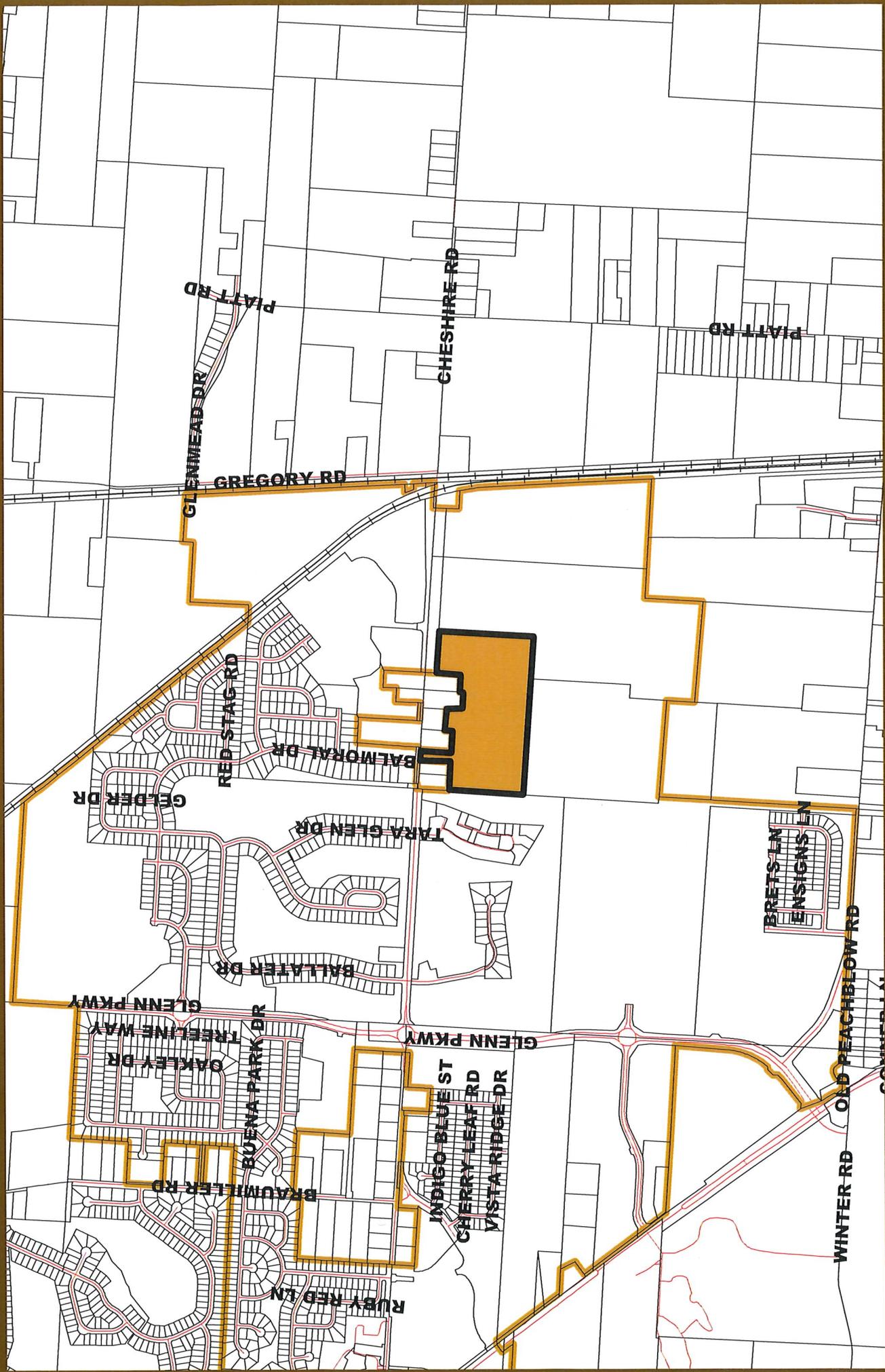
Staff recommends approval of a request by Pulte Homes of a Final Subdivision Plat for The Communities at Glenross Section 11 for 58 single family lots on 22.74 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located south of Cheshire Road on Winterbourne Drive, Solstice Road, Stone Quarry Drive and Holly Berry Lane, with the following conditions that:

1. The Applicant needs to obtain final 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.
2. An emergency access point from Cheshire Road to Stone Quarry Drive shall be constructed on the western portion of Section 11. The emergency drive shall be 12 feet wide with a concrete approach at Cheshire Road with bollards that can be driven over by emergency vehicles.
3. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
4. The single family houses shall comply with the minimum architectural standards and house size in the approved development text and per applicable sections of the current zoning code.
5. The Cheshire Road and Winterbourne Drive buffering shall match or be enhanced above the existing buffering in the The Glenross Golf Club and Communities at Glenross east of this development. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowner's

- Association. The subject plan shall be reviewed and approved by the Shade Tree Commission.
6. A street tree plan shall be submitted and approved by the Shade Tree Commission.
 7. A more robust landscaping plan adjacent to the six residential houses and the retention pond in the County shall be required and approved by staff per the approved Preliminary Development Plan.
 8. Landscaping adjacent to the proposed emergency access drive from Cheshire Road to Stone Quarry Drive shall be required and the subject trees installed adjacent to the residential houses east and west of emergency access drive shall be a minimum 15 feet from centerline of the emergency access drive.
 9. Staff recommends that some of the open space in Reserve "I" should be allocated (or at least not precluded) for the condominium association to provide active space with amenities geared to independent seniors and empty nesters if so desired in the future.
 10. The bike path along Winterbourne Drive Road shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
 11. This section of the Communities of Glenross Subdivision is in the Delaware South New Community Authority, subject to the single family lot transportation fee in effect for the Glenross Golf Club at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of \$3,200 per dwelling units.
 12. Eagle Walk Drive shall be renamed to Winterbourne Drive.
 13. Wolf Crest Road shall be renamed to Solstice Road.
 14. All signage shall achieve compliance with the graphics and signage requirements in the development text and the previously approved wayfinding system and plan for the community.
 15. The construction drawings of Section 11 shall not be approved until the widening of Cheshire Road begins.

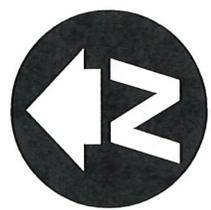
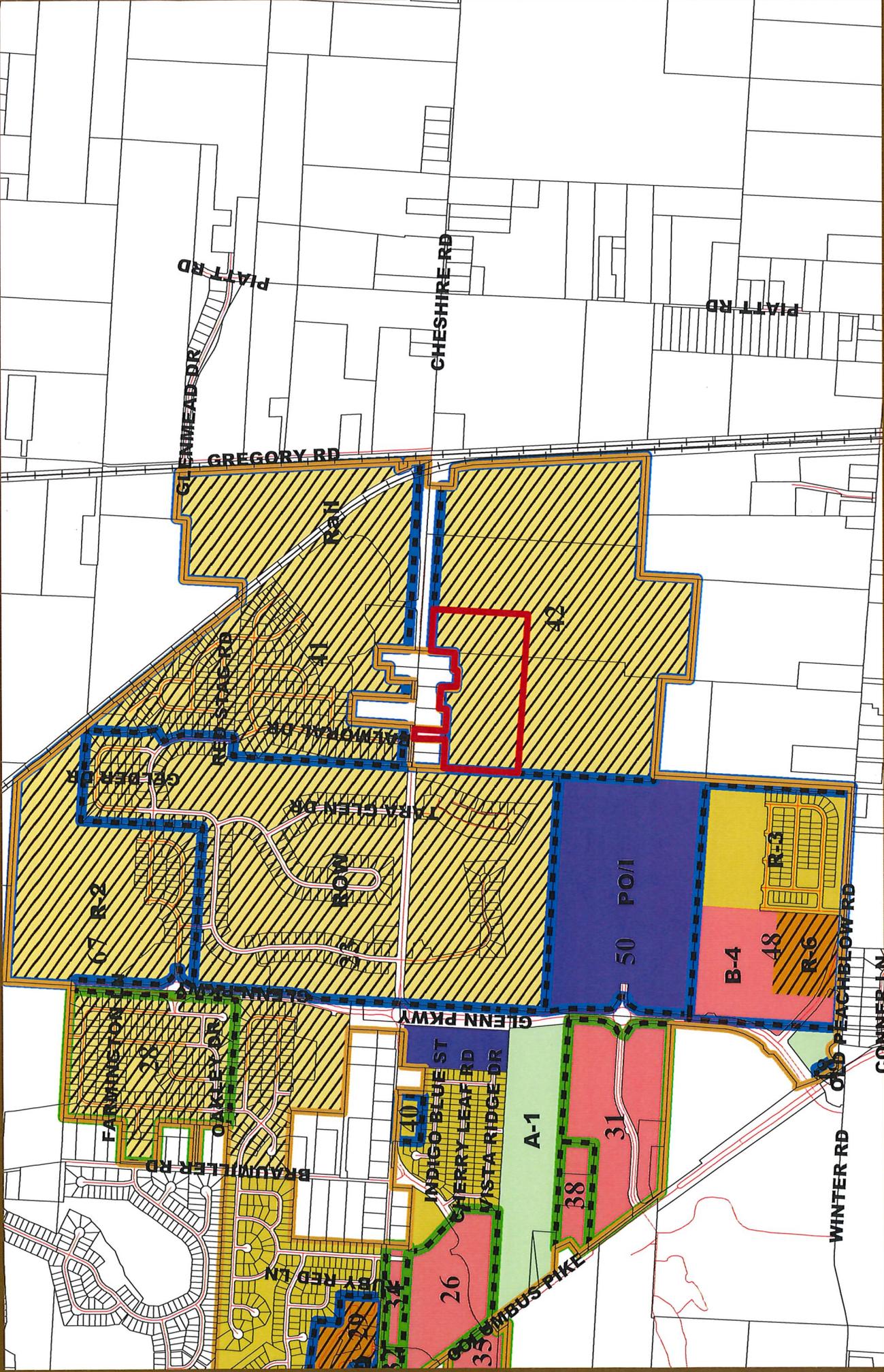
COMMISSION NOTES:

FILE:
ORIGINAL: 06/01/17
REVISED:

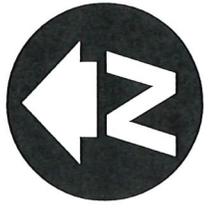


2017-1030 & 1031
 Final Development Plan & Final Subdivision Plat
 Communities at Glenross - Section 11
 Location Map





2017-1030 & 1031
 Final Development Plan & Final Subdivision Plat
 Communities at Glenross - Section 11
 Zoning Map



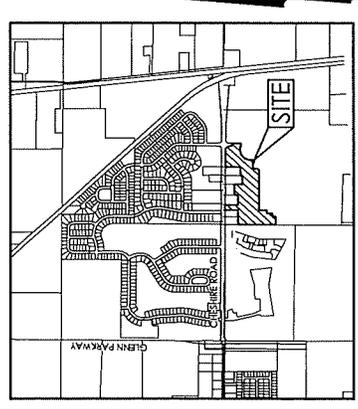
2017-1030 & 1031
Final Development Plan & Final Subdivision Plat
Communities at Glenross - Section 11
Aerial 2016



COMMUNITIES AT GLENROSS

SECTION 11

FINAL DEVELOPMENT PLAN



LOCATION MAP
NO SCALE

PREPARED FOR:



4900 TUTTLE CROSSING BOULEVARD
DUBLIN, OHIO 43016
PH. 614-356-5833

SUBMITTAL: MAY 1, 2017

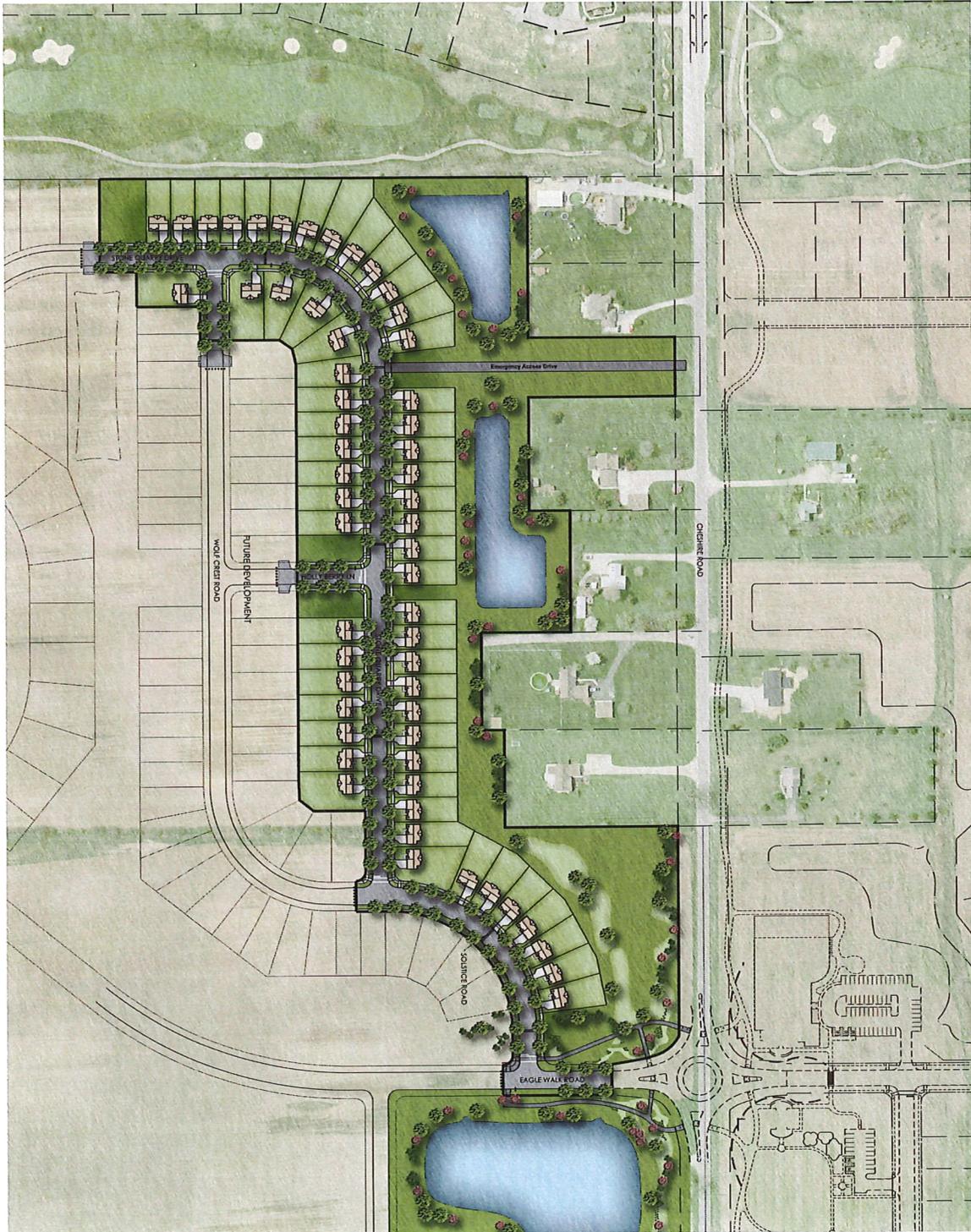
CIVIL ENGINEER &
LANDSCAPE ARCHITECT



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614-725-6600
www.emht.com

INDEX OF DRAWINGS

FINAL PLAT:	SECTION 11	SHEET 1-3
SITE PLAN:	TREE INVENTORY & REMOVAL PLAN:	SHEET 4
TREE TREE PLAN:	STREET LIGHTING PLAN:	SHEET 5
ILLUSTRATIVE SITE PLAN:	LANDSCAPE / TREE REPLACEMENT PLAN:	SHEET 6
		SHEET 7-8
		SHEET 9
		SHEET L-1 - L4



9/9

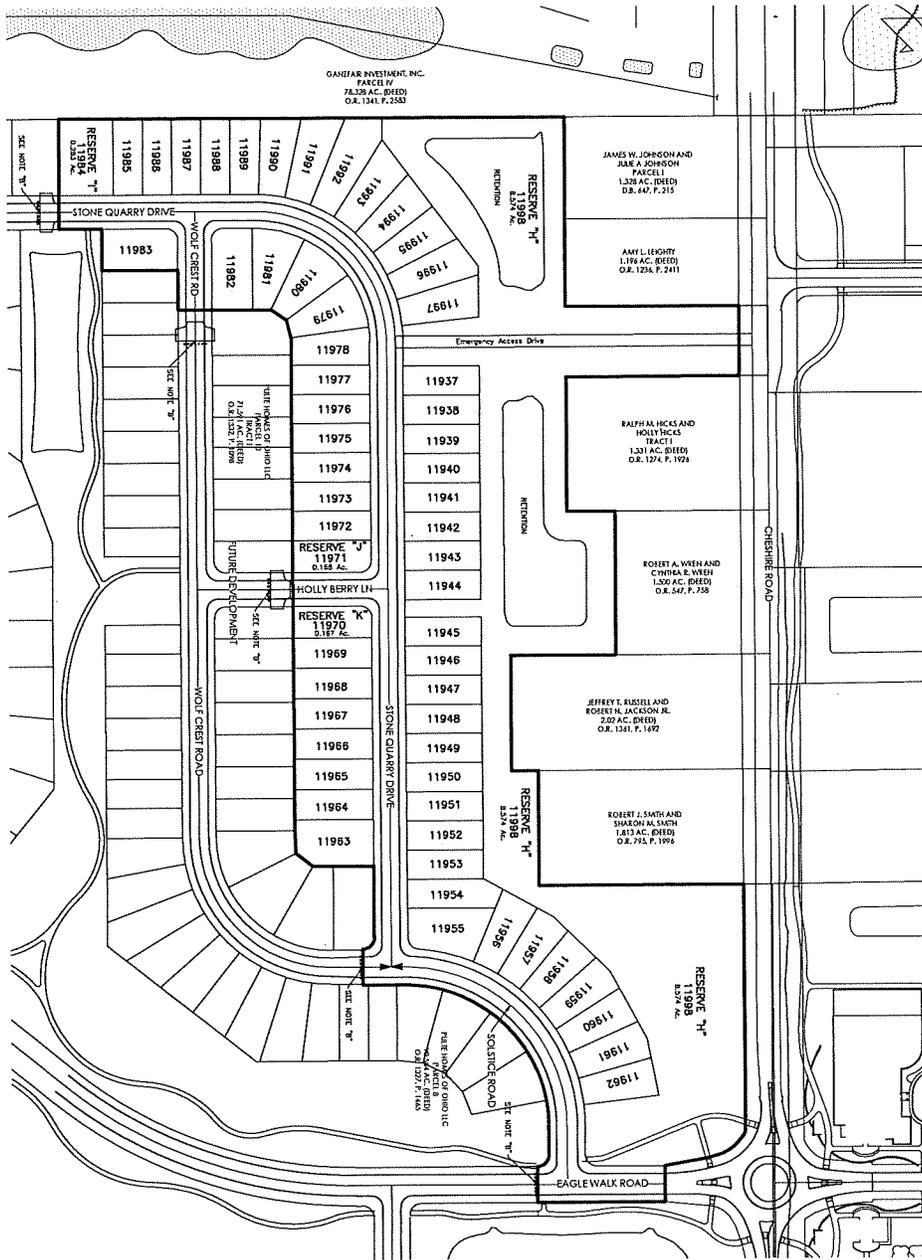
DATE: Aug 1, 2017
 SCALE: 1" = 100'
 SHEET: 24/24



CITY OF DELAWARE, DELAWARE COUNTY, OHIO
 FINAL DEVELOPMENT PLAN
 FOR
COMMUNITIES AT GLENROSS
 SECTION 11
 ILLUSTRATIVE SITE PLAN



REVISIONS		
NO.	DATE	DESCRIPTION



SITE STATISTICS:

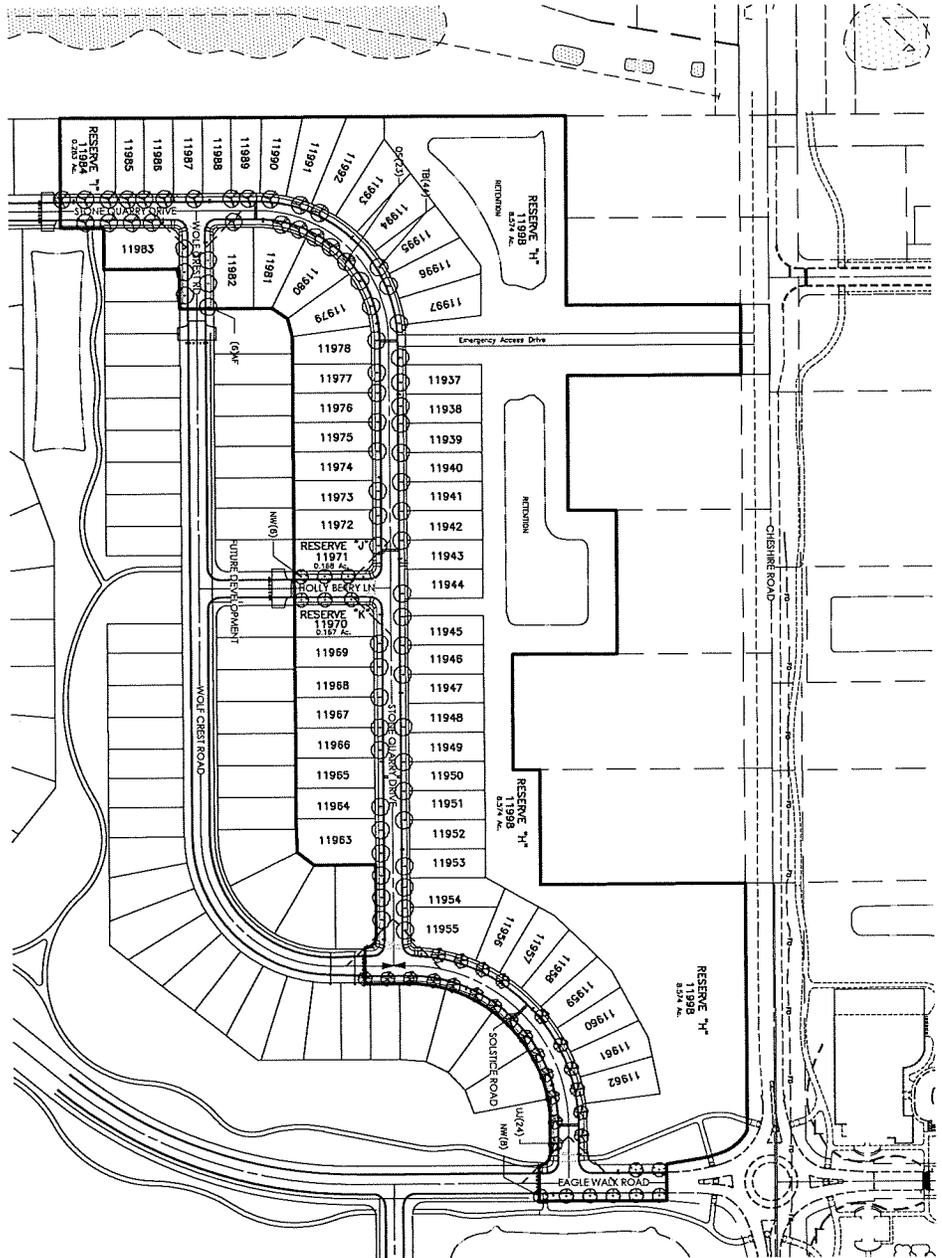
TOTAL ACRES	227.14 ACRES
TOTAL NUMBER OF LOTS	28
TOTAL GROSS DENSITY	22.51 LOTS/ACRE
TOTAL GROSS AREA	27,175 SQ. FEET

NOTES:

NOTE 'K' - RESERVES 'J' THROUGH 'L' SHALL BE OWNED AND MAINTAINED BY THE COMMUNITIES AT GLENROSS HOMEOWNERS ASSOCIATION.

NOTE 'H' - NO VEHICULAR ACCESS UNLESS SUCH LINE AS THE STREET IS EXTENDED BY PLAN OR DEED.





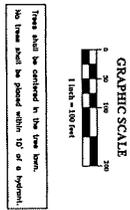
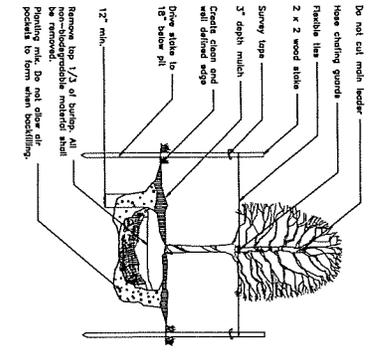
PLANT SCHEDULE

SYMBOL	CODE	QTY	DESCRIPTIVE NAME	DOMINANT SPECIES	SIZE	PLANTING
(Symbol)	AF	8	Acorn Freemont "Semi-Dwarf"	Same Gen. Height	2' Cal.	BA8
(Symbol)	NM	14	Norway Spruce "Medium"	Black Fern	2' Cal.	BA8
(Symbol)	OS	22	Osage Orange	Red Oak	2' Cal.	BA8
(Symbol)	TB	44	Tree American "Baltimore"	Baltimore Lobster	2' Cal.	BA8
(Symbol)	UI	24	Urban American "Jefferson"	American Elm	2' Cal.	BA8

Intersection Sight Triangle

- GENERAL NOTES**
1. Street tree installation shall be approved by the City of Delaware Street Tree Commission. The Commission will review and approve all proposed tree plantings. The Commission will also review and approve all proposed tree removals. The Commission will also review and approve all proposed tree preservation agreements.
 2. Street trees shall be installed in the tree lawn.
 3. Street trees shall be spaced within 10' of a hydrant.
 4. Street trees shall be installed in the tree lawn.
 5. Street trees shall be spaced within 10' of a hydrant.
 6. Street trees shall be installed in the tree lawn.
 7. Street trees shall be spaced within 10' of a hydrant.
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 16. Street trees shall be installed in the tree lawn.
 17. Street trees shall be spaced within 10' of a hydrant.
 18. Street trees shall be installed in the tree lawn.

1 DECIDUOUS TREE UNDER 3" CALIPER



Notes shall be contained in the tree lawn. No trees shall be placed within 10' of a hydrant.

REVISIONS

MARK	DATE	DESCRIPTION

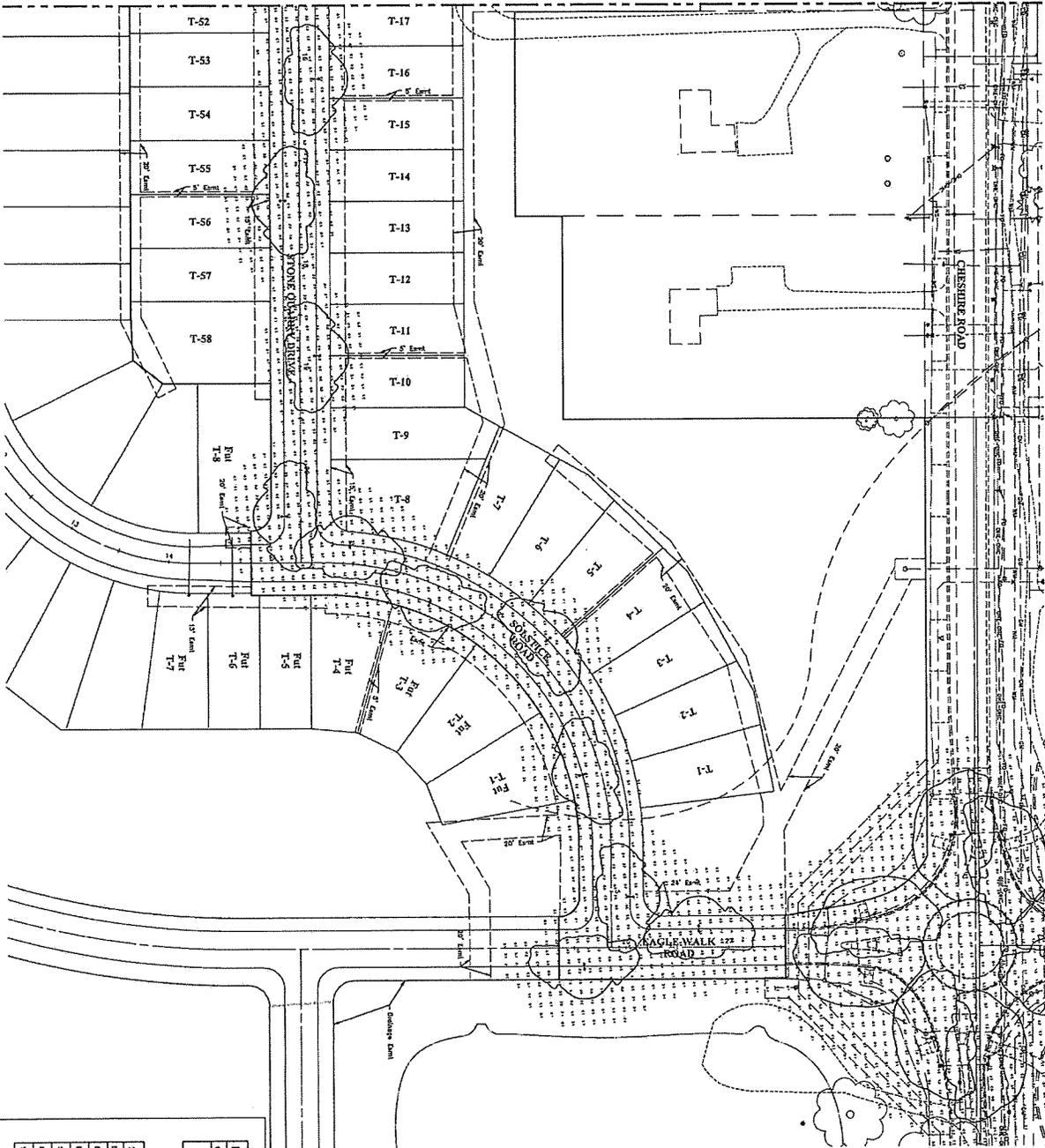
CITY OF DELAWARE, DELAWARE COUNTY, OHIO
 FINAL DEVELOPMENT PLAN
COMMUNITIES AT GLENROSS
 SECTION 11
 STREET TREE PLAN



EMHT
 Engineering, Mechanical, Electrical & Plumbing
 2016 E. Main Street, Suite 100, Delaware, OH 43015
 Phone: 614.779.4800 Fax: 614.779.4802
 www.emht.com

DATE: May 1, 2017
 SCALE: 1" = 100'
 DRAWING: 20161029
 SHEET: 6/9

CONTINUATION LINE SEE SHEET 30

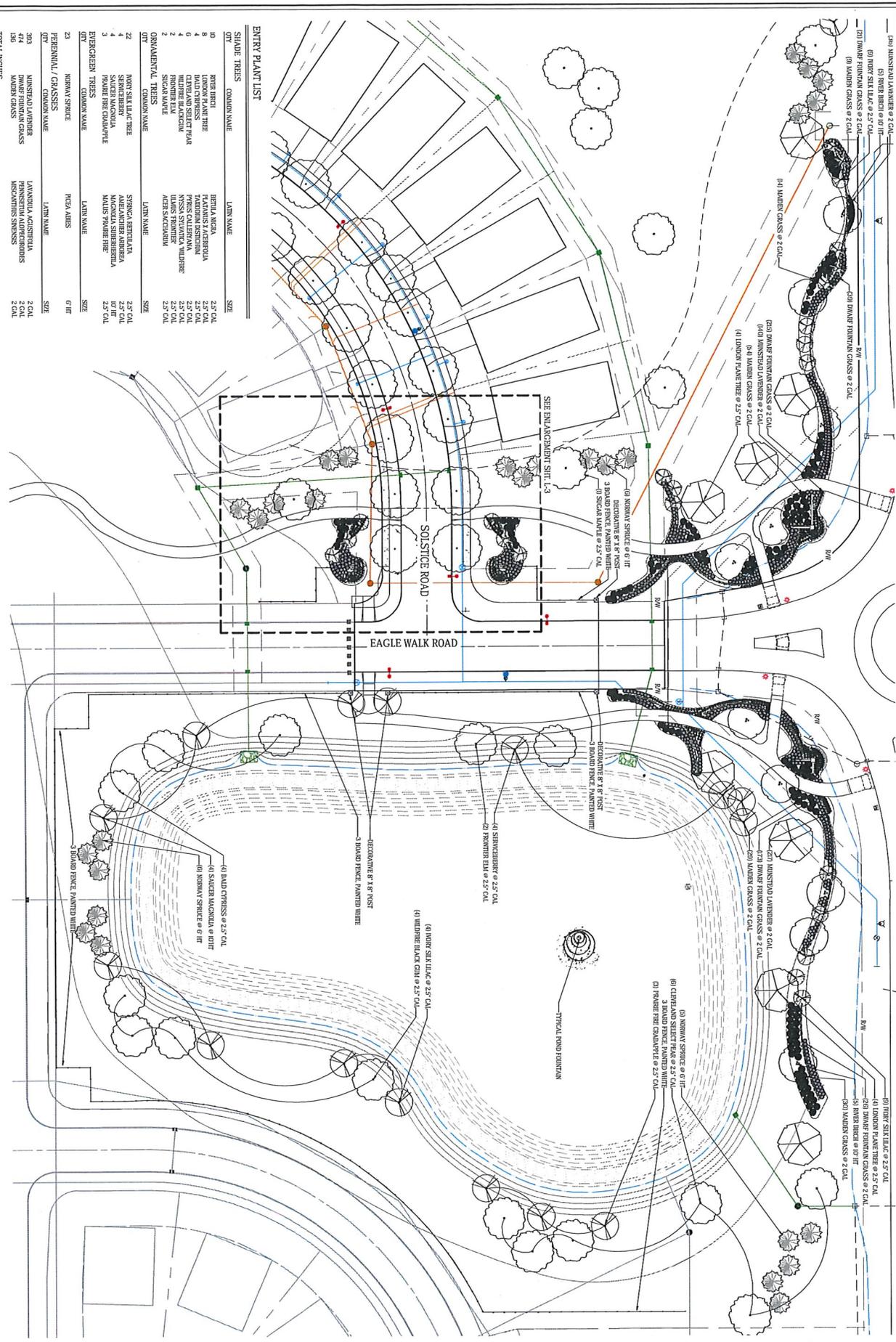


NOTE:
 Street lights must be light functional and operable. Arrangement of the lights and required spacing must be indicated to public works, prior to acceptance of public utility. The City of Delaware Public Works Department, 50 East Street, Delaware, Ohio 43015-2031-1010. City to maintain street and street (740) 203-1010.
 A statement of work diagram shall be provided by the utility company for the construction.

STREET LIGHT TABLE	
STREET	ORIENTATION
3.51	19' LI
6.23	19' LI
7.40	19' RI
8.79	19' RI
9.45	19' RI
11.10	19' LI
13.72	19' RI
15.42	19' RI
17.39	19' RI
19.40	19' LI
20.83	19' RI
22.71	21' RI
24.88	21' RI
4.48	21' RI
23.80	25' RI
27.01	25' LI
0.54	19' LI
2.48	19' LI

LUMINAIRE SCHEDULE							
City	Class Number	Description	Line	File	Luminaire	Lot	Width
23	X	DRIVEWAY/STREET	DRIVEWAY/STREET	DRIVEWAY/STREET	DRIVEWAY/STREET	DRIVEWAY/STREET	DRIVEWAY/STREET

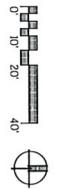
STATISTICS				
AVG	MIN	MAX	MIN	MAX
6.88	1.18	11.81	3.81	10.81
9.51	1.88	10.81	5.81	11.81
8.81	1.18	11.81	6.81	12.81
9.51	1.18	12.81	8.81	13.81
9.51	1.18	13.81	10.81	14.81



ENTRY PLANT LIST

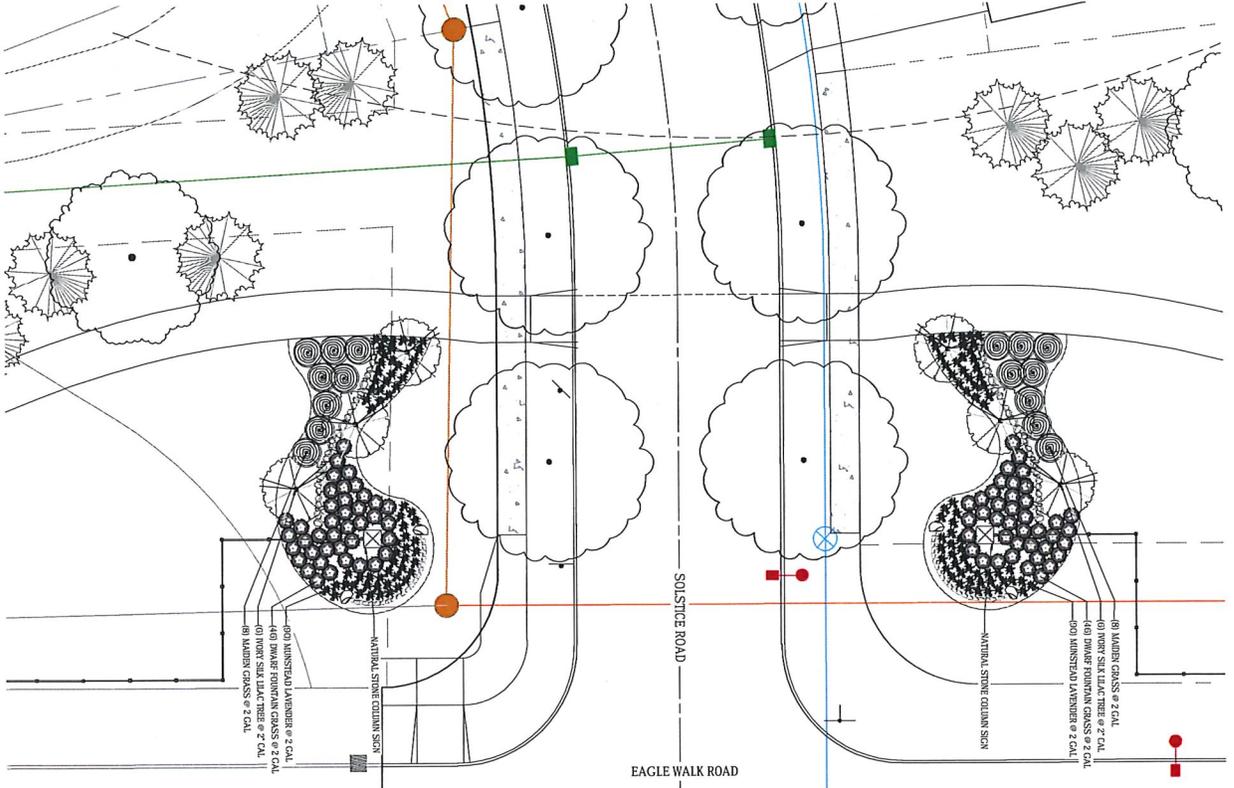
SY	COMMON NAME	LATIN NAME	SIZE
10	RIVER BIRCH	BETULA NEREA	2.5' CAL
4	DOGWOOD	FRAXINUS AMERICANA	2.5' CAL
4	DOGWOOD	FRAXINUS AMERICANA	2.5' CAL
4	CLEWATON SELECT PEAR	PIRUS CALLERYANA	2.5' CAL
4	FRONTIER PEAR	PIRUS BRIDGEMANII	2.5' CAL
2	SICHA MAPE	ACER SACCALANUM	2.5' CAL
ORNAMENTAL TREES			
22	NORWAY SPRUCE	SPRUCUS RETICULATA	2.5' CAL
4	SEROTINE BIRCH	BETULA SEROTINA	2.5' CAL
3	ROUNDER PINE DOUBLEDAYE	MAIUS PRINCE PINE	2.5' CAL
EVERGREEN TREES			
23	NORWAY SPRUCE	SPRUCUS RETICULATA	6' FT
PERENNIAL / GRASSES			
200	MINISTAD LAMBERN	LAMBERTIA ACCURATA	1 CAL
196	MADONN GRASS	MISCANTHUS SINENSIS	2 CAL
TOTAL INCHES REPLACED			
2419 TOTAL INCHES REPLACED			

2 **CHEESHIRE ROAD ENTRANCE LANDSCAPE PLAN**
 SCALE: 1" = 20'-0"



SHEET: L-2	DATE: DRAWN BY: TIA COSTABELLO CHECKED BY: B. THOMPSON PROJECT NUMBER:	REVISIONS:	PROJECT: COMMUNITIES AT GLENROSS JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO MAIN ENTRY LANDSCAPE PLAN	THIS PLAN IS FOR INFORMATION ONLY. THE EXISTING CONDITIONS SHALL BE VERIFIED BY THE LANDSCAPER PRIOR TO CONSTRUCTION.	<div style="text-align: center;"> <p>BLENDEON GARDENS landscaping... the investment that grows!</p> <p>9590 SOUTH OLD STATE ROAD LEWIS CENTER, OHIO 43035 p 614.840.0500 f 614.840.0504</p> </div>
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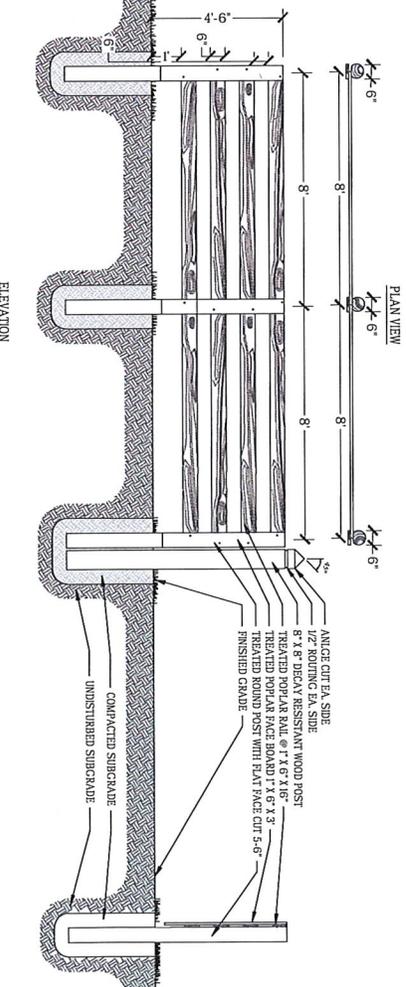
3 SOLSTICE ROAD ENTRY LANDSCAPE PLAN
Scale: 1" = 20'-0"



SOLSTICE ROAD ENTRY PLANT LIST

ORNA/MENTAL TREES	PERENNIAL / CRASSISS	PLANTING / SIGNAGE	SIZE
QTY	COMMON NAME	Latin Name	SIZE
6	IVORY SILK LILAC TREE	SYRICA MERTENSIANA	2.5' CAL
108	MINI-STONE COLUMNS SIGN	MINI-STONE COLUMNS SIGN	2 CAL
10	MINI-STONE COLUMNS SIGN	MINI-STONE COLUMNS SIGN	2 CAL

3 BOARD FENCE DETAIL
Scale: 1/2" = 1'-0"



DATE	PROJECT
DESIGNED BY: T.M. COSTERFIELD	REVISIONS:
CHECKED BY: B. THOMPSON	
PROJECT NUMBER:	
SHEET	

COMMUNITIES AT GLENROSS
JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO
OVERALL LANDSCAPE PLAN

THIS IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE DESIGNER. THE DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

BLENDON GARDENS
landscaping... the investment that grows!

9590 SOUTH OLD STATE ROAD
LEWIS CENTER, OHIO 43035
p 614.840.0500 f 614.840.0504

THE COMMUNITIES AT GLENROSS SECTION 11

Sited in the State of Ohio, County of Delaware, City of Delaware, and in Part Lots 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

The undersigned, **PULTE HOMES OF OHIO LLC**, a Michigan limited liability company, by **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition, hereby certifies that the above described property is the subject of a purchase agreement with **THE COMMUNITIES AT GLENROSS SECTION 11**, a subdivision containing Lots numbered 11937 to 11976, both inclusive, does hereby accept from said vendor and deliver to the City of Delaware, Ohio, a plat of land, more or less, shown hereon and hereunder delineated.

Examiners are hereby requested to view and under areas designated on this plat as "Examiner's or "Damage Examiner". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities, including but not limited to, electric, gas, water, sewer, storm drainage, telephone, television, cable, and other utility lines, and the operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within these areas designated "Damage Examiner" on this plat and within the areas designated "Examiner's" on this plat, the undersigned hereby warrants and maintains major storm water drainage works and/or other structural storm water drainage facilities. No above grade structures, signs or other obstructions to the flow of water shall be constructed or placed on the property shown hereon and hereunder delineated unless approved by the Delaware City Engineer. Examiners areas shown outside of the plat area are within land owned by the undersigned and easements are hereby accepted thereon for the use and purposes expressed herein.

In Witness Whereof, **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition of **PULTE HOMES OF OHIO LLC**, has hereunto set his hand this _____ day of _____, 20__.

Signed and Acknowledged

PULTE HOMES OF OHIO LLC

By **MATTHEW J. CALLAHAN**,
Division Vice President of
Land Acquisition

STATE OF OHIO
COUNTY OF DELAWARE ss:

Before me, Notary Public in and for said State, personally appeared **MATTHEW J. CALLAHAN**, known to me to be the Division Vice President of **PULTE HOMES OF OHIO LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **PULTE HOMES OF OHIO LLC** for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20__.

My commission expires _____
Notary Public _____
State of Ohio _____

PC Case No. _____ approved by the Planning Commission on this _____ day of _____, 20__.

Approved and accepted this _____ day of _____, 20__ by _____, Mayor of the City of Delaware, Ohio, at _____, Delaware, Ohio.

Approved this _____ day of _____, 20__ by _____, Clerk of the City of Delaware, Ohio.

Approved this _____ day of _____, 20__ by _____, Recorder of the City of Delaware, Ohio.

Approved this _____ day of _____, 20__ by _____, Auditor of the City of Delaware, Ohio.

Approved this _____ day of _____, 20__ by _____, Engineer of the City of Delaware, Ohio.

Approved this _____ day of _____, 20__ by _____, Public Works Director of the City of Delaware, Ohio.

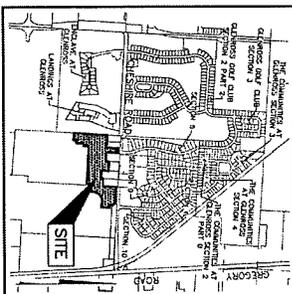
Approved this _____ day of _____, 20__ by _____, Delaware County Auditor.

Approved this _____ day of _____, 20__ by _____, Delaware County Recorder.

Filed for record this _____ day of _____, 20__ at _____, Delaware County, Ohio.

File No. _____

Official Record _____, Page _____



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF MARKERS: The bearings, then, bearing the monument, and the distance, then, the distance on the subdivision "THE COMMUNITIES AT GLENROSS SECTION 11" are shown on the plat. The monument is a 4" x 4" x 4" iron pin, set in concrete, located at the corner of the lot. The monument is a 4" x 4" x 4" iron pin, set in concrete, located at the corner of the lot. The monument is a 4" x 4" x 4" iron pin, set in concrete, located at the corner of the lot.

PERMANENT MARKERS: Permanent markers, where indicated hereon in the public street centerline, are to be established hereon, through each lot, by the surveyor to monument the points indicated are to be set after the survey. The points indicated are to be set after the survey. The points indicated are to be set after the survey.

SOVEREIGN DATA: The source of recorded survey data is the original survey of the subdivision "THE COMMUNITIES AT GLENROSS SECTION 11" recorded in the Recorder's Office, Delaware County, Ohio.



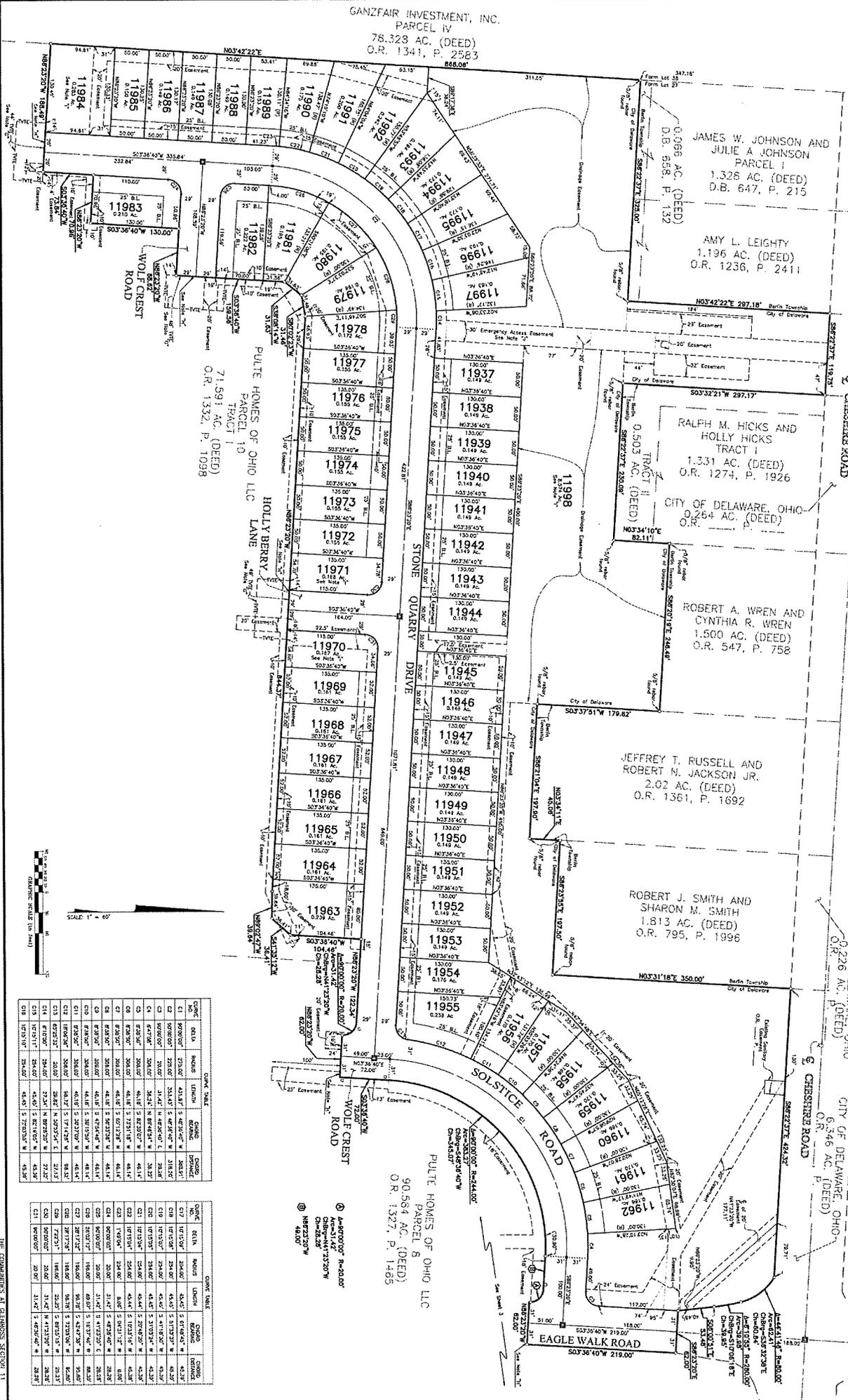
We do hereby certify that we have surveyed the above parcels, prepared the attached plat, and that the same are correct. All dimensions are in feet and inches unless otherwise stated.

- = Iron Pin (See Survey Data)
- = Wood Nail to be set (See Survey Data)
- = Permanent Marker indicated in monument box

By _____ Professional Surveyor No. 7563 _____ Date _____

THE COMMUNITIES AT GLENROSS SECTION 11

GANZFAIR INVESTMENT, INC.
PARCEL IV
78.328 AC. (DEED)
O.R. 1341, P. 2583



CONV. DATA	ACRES	DEED	OWNER	DATE
C1	0.066	11984	JAMES W. JOHNSON AND JULIE A. JOHNSON	06/18/98
C2	1.196	11985	AMY L. LEIGHTY	06/18/98
C3	1.331	11986	RALPH M. HICKS AND HOLLY HICKS TRACT I	06/18/98
C4	0.264	11987	CITY OF DELAWARE, OHIO	06/18/98
C5	1.500	11988	ROBERT A. WREN AND CYNTHIA R. WREN	06/18/98
C6	2.02	11989	JEFFREY T. RUSSELL AND ROBERT N. JACKSON JR.	06/18/98
C7	1.813	11990	ROBERT J. SMITH AND SHARON M. SMITH	06/18/98
C8	0.228	11991	CITY OF DELAWARE, OHIO	06/18/98
C9	6.346	11992	CITY OF DELAWARE, OHIO	06/18/98
C10	0.172	11993	CITY OF DELAWARE, OHIO	06/18/98
C11	0.37	11994	CITY OF DELAWARE, OHIO	06/18/98
C12	71.591	11995	PUTE HOMES OF OHIO LLC TRACT 10	06/18/98
C13	90.564	11996	PUTE HOMES OF OHIO LLC	06/18/98
C14	78.328	11997	GANZFAIR INVESTMENT, INC. PARCEL IV	06/18/98

CONV. DATA	ACRES	DEED	OWNER	DATE
C15	0.066	11998	JAMES W. JOHNSON AND JULIE A. JOHNSON	06/18/98
C16	1.196	11999	AMY L. LEIGHTY	06/18/98
C17	1.331	12000	RALPH M. HICKS AND HOLLY HICKS TRACT I	06/18/98
C18	0.264	12001	CITY OF DELAWARE, OHIO	06/18/98
C19	1.500	12002	ROBERT A. WREN AND CYNTHIA R. WREN	06/18/98
C20	2.02	12003	JEFFREY T. RUSSELL AND ROBERT N. JACKSON JR.	06/18/98
C21	1.813	12004	ROBERT J. SMITH AND SHARON M. SMITH	06/18/98
C22	0.228	12005	CITY OF DELAWARE, OHIO	06/18/98
C23	6.346	12006	CITY OF DELAWARE, OHIO	06/18/98
C24	0.172	12007	CITY OF DELAWARE, OHIO	06/18/98
C25	0.37	12008	CITY OF DELAWARE, OHIO	06/18/98
C26	71.591	12009	PUTE HOMES OF OHIO LLC TRACT 10	06/18/98
C27	90.564	12010	PUTE HOMES OF OHIO LLC	06/18/98
C28	78.328	12011	GANZFAIR INVESTMENT, INC. PARCEL IV	06/18/98



ABBEVILLE | ELEVATION 7



ABBEVILLE | ELEVATION 8





ABBEVILLE | ELEVATION 11



ASCEND | ELEVATION 7



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Single Family Residential



ASCEND | ELEVATION 10



ASCEND | ELEVATION 11



ASCEND | BUILT EXAMPLE



CASTLE ROCK | ELEVATION 7





CASTLE ROCK | ELEVATION 8



CASTLE ROCK | ELEVATION 12



CASTLE ROCK | ELEVATION 9



CASTLE ROCK | ELEVATION 14



Glenross South - Age Targeted
Single Family Residential

Glenross South - Age Targeted
Single Family Residential



CASTLE ROCK | BUILT EXAMPLE

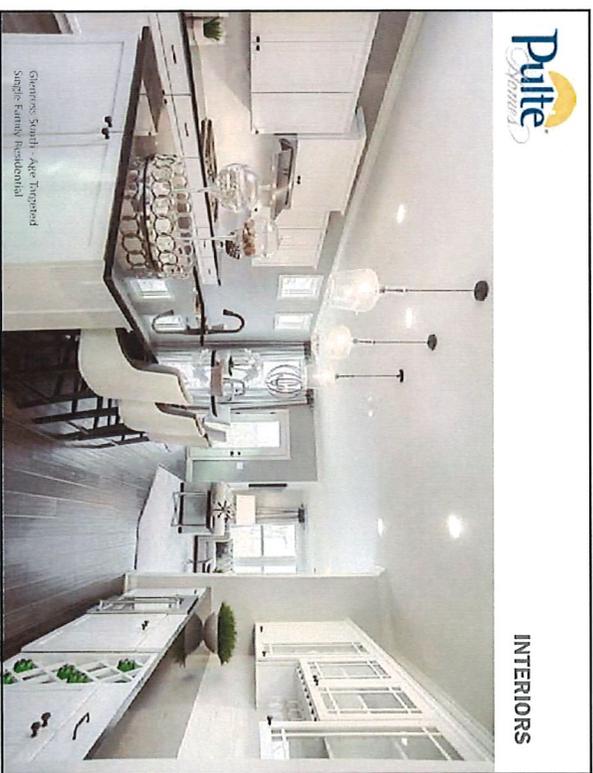
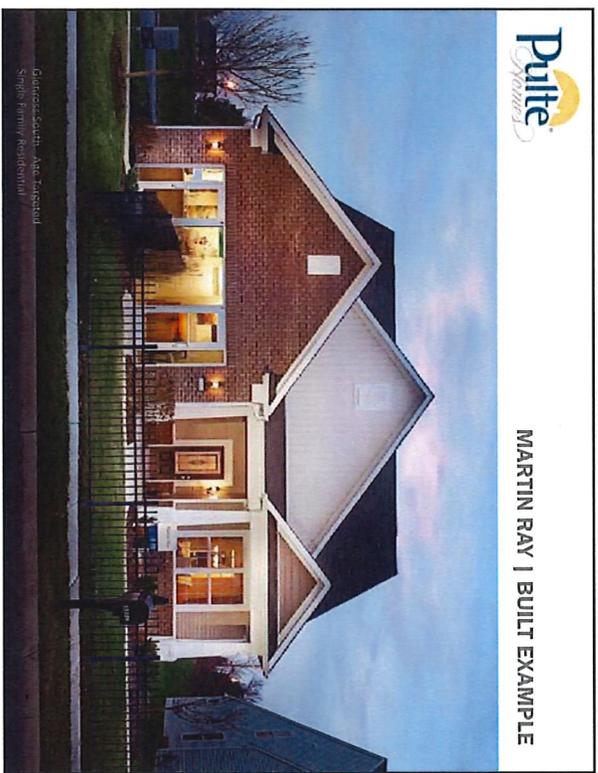
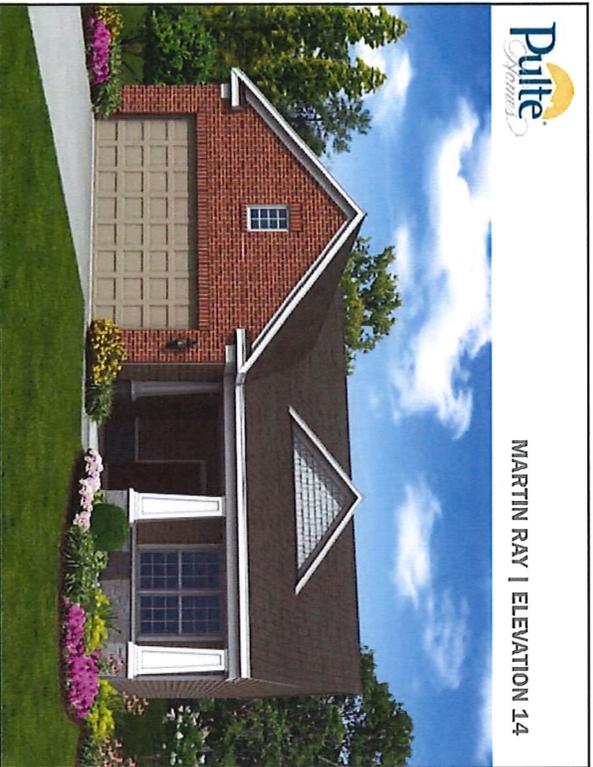


MARTIN RAY | ELEVATION 7

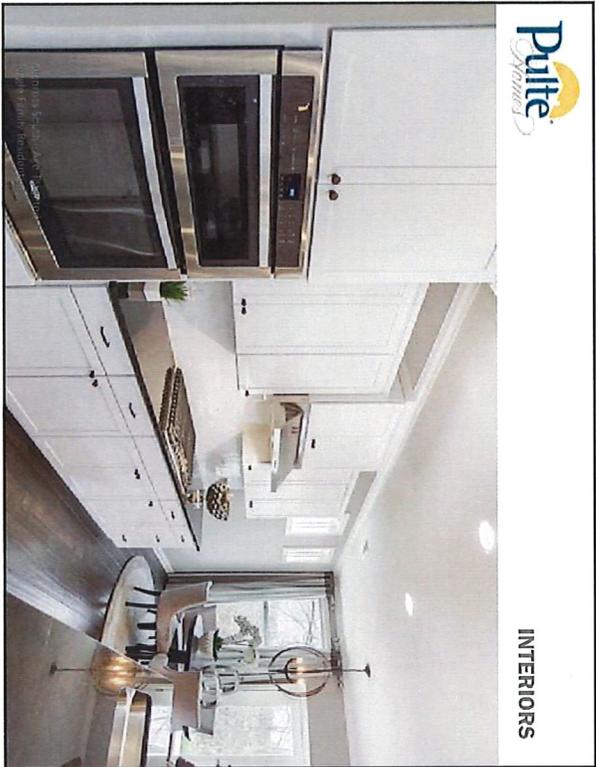


MARTIN RAY | ELEVATION 11

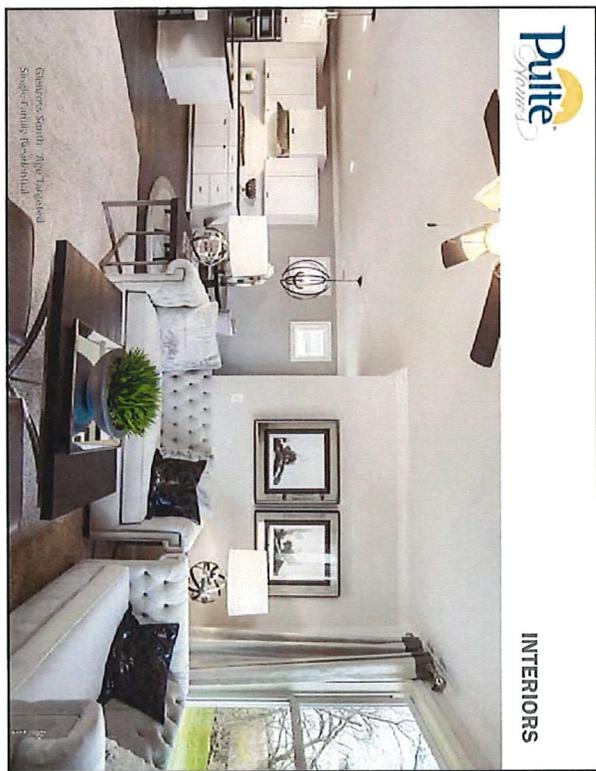




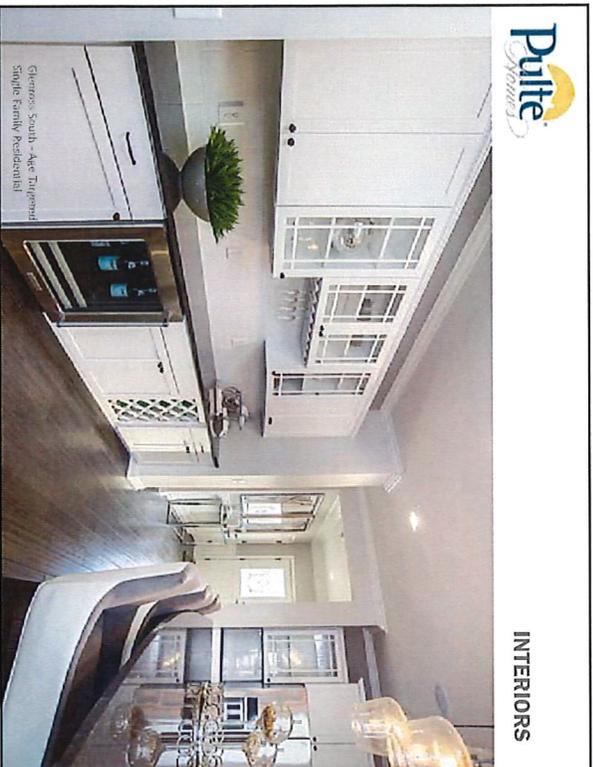
Glenross South - Age Targeted Single Family Residential



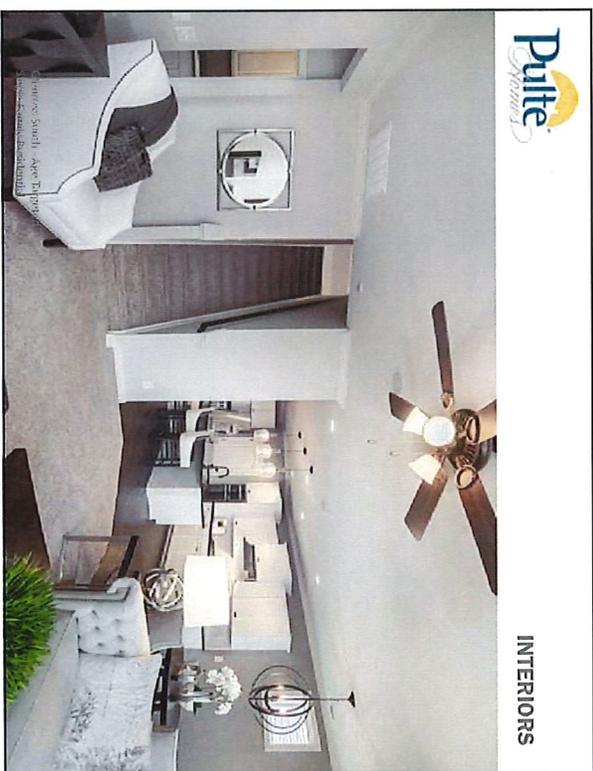
INTERIORS



INTERIORS



INTERIORS

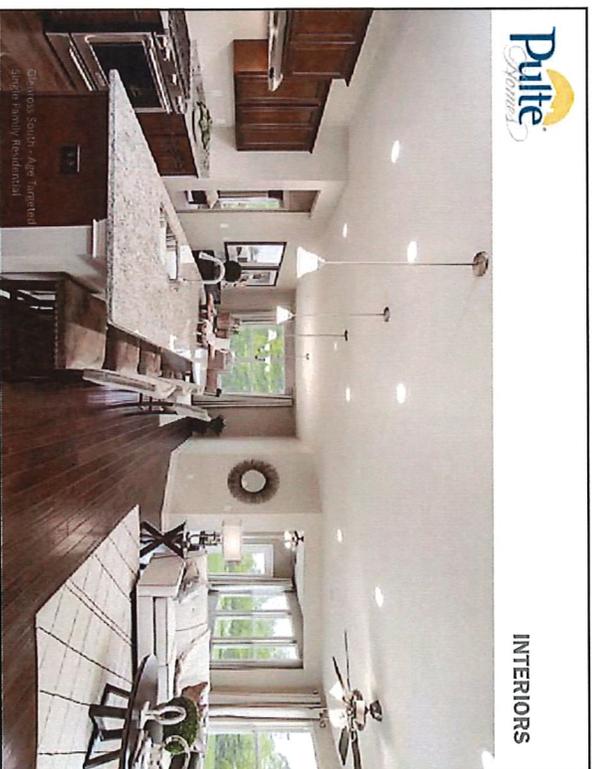
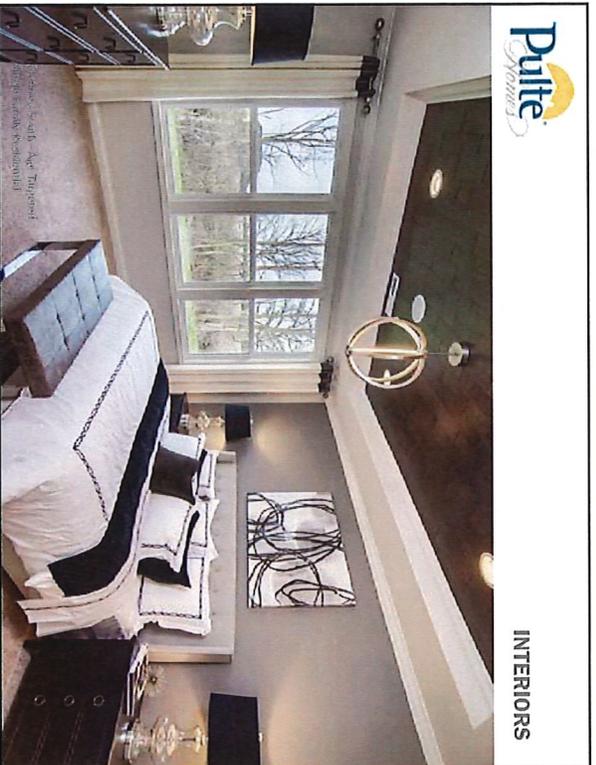
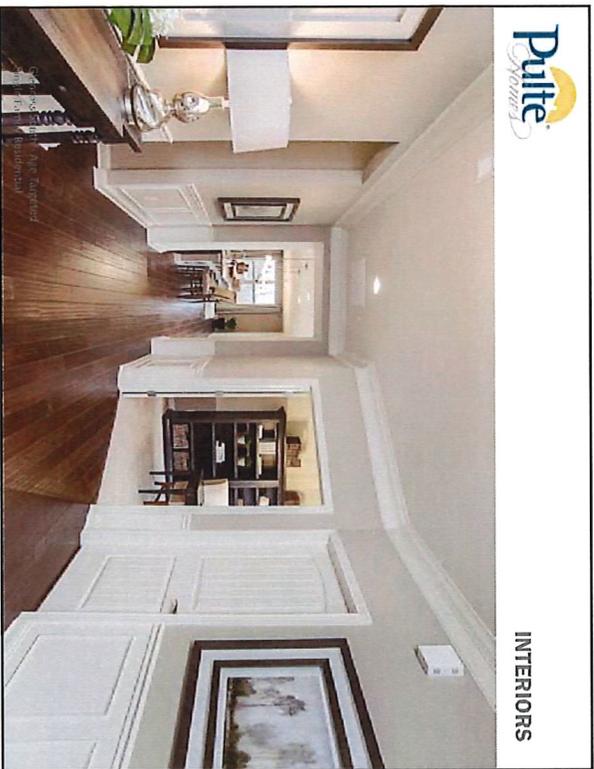
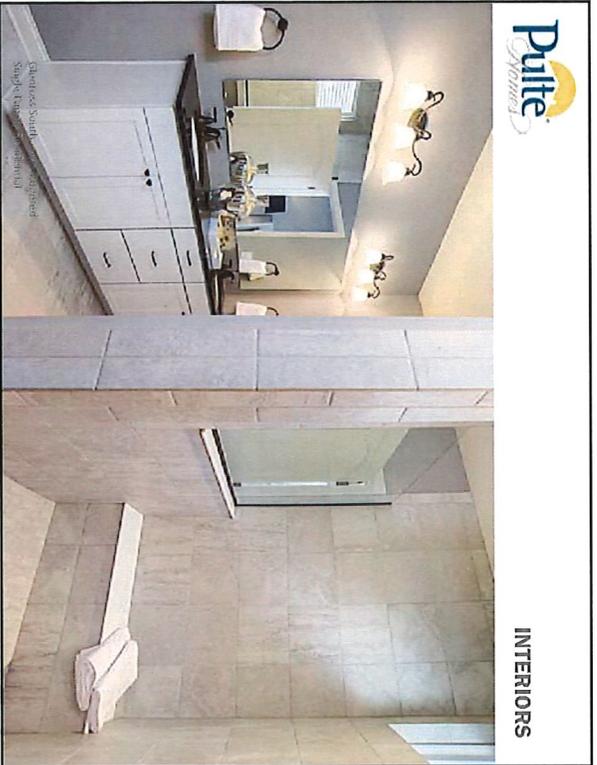


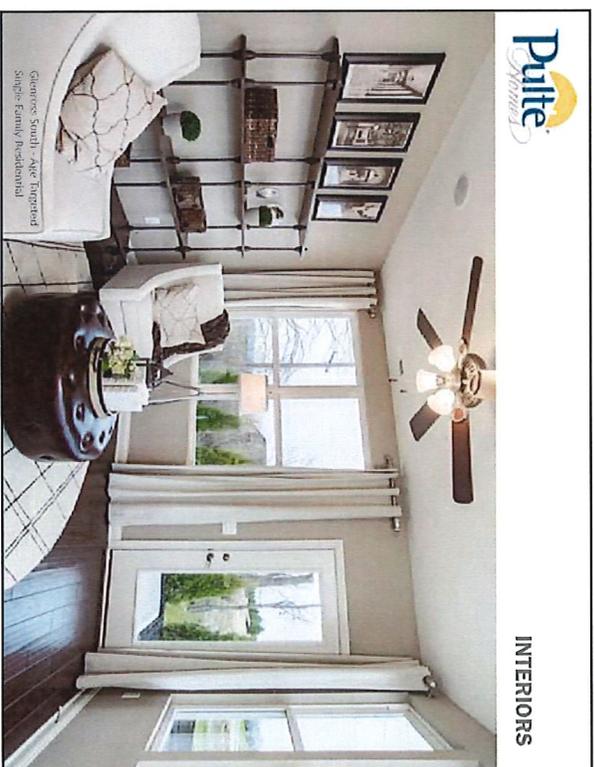
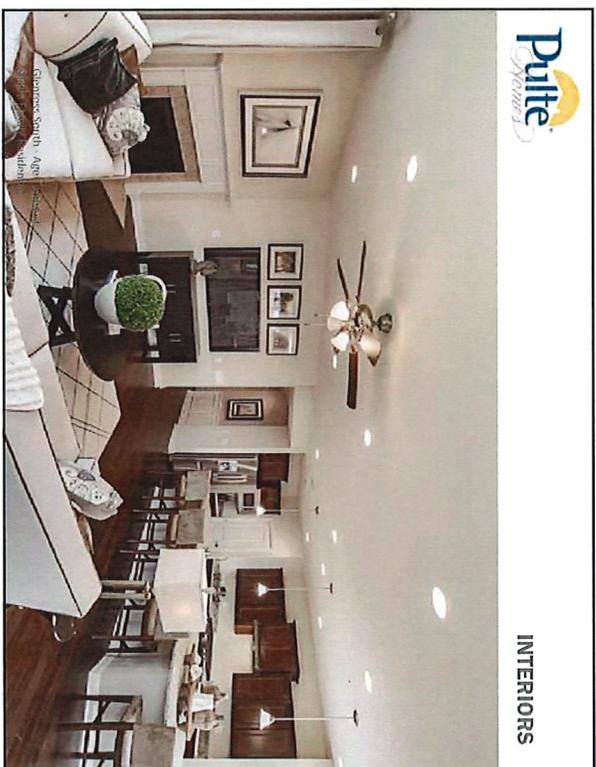
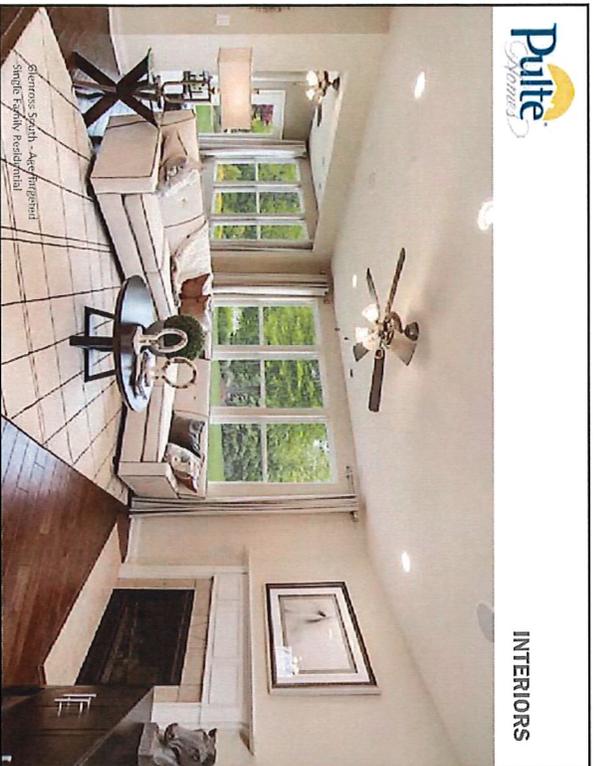
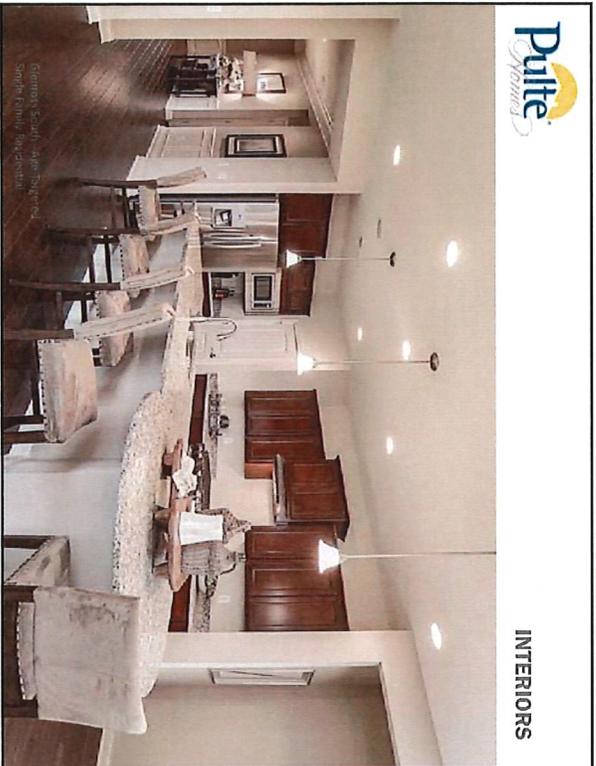
INTERIORS

Glenross South - Age Targeted
Single Family Residential

Glenross South - Age Targeted
Single Family Residential

Glenross South - Age Targeted
Single Family Residential







INTERIORS



Glenross South - Age Targeted Single Family Residential

g) Other Standards

Except as specifically set forth in this PMU Development Text or as set forth on the accompanying Development Plan, R-2 Residential District regulations together with standards set forth in Chapter 1171 of the Delaware Zoning Code, as if attached and as made a part of this Development Text by reference, shall apply in Sub-Areas IA, IB, IIA, IIB, and IIC.

F. Sub-Area III Development Standards

1. Density & Type

In Sub-Area III, no more than 106 detached single family condominium dwelling units shall be built. Although not legally restricted, Sub-Area III is intended to provide an area of single-family detached condominiums that is targeted to independent seniors and “empty nesters” seeking low exterior maintenance and a community association lifestyle with high end units which have high quality details, fit, finish, and materials not inconsistent with Pulte Homes Age Targeted Single Family Residential series product line up as attached. Sub-Area III is also intended to provide for the same minimum house sizes and quality of single family homes required in Sub-Areas IB, IIB, and IIC on smaller lots with more lot coverage and smaller yards that will have a common maintenance plan for lawn, landscaping and snow removal on each owner’s lot.

2. Lot Size

- a. The minimum size shall be 6,500 square feet with a minimum lot width of 50 feet at building line and minimum lot depth of 130 feet.

3. Setbacks & Building Separation

- a) Streets: A minimum building and accessory use setback of 50 feet shall be provided along Winterbourne Drive. The minimum setback from all other streets shall be 25 feet from right-of-way or roadway easement line.
- b) Side: The minimum side setback shall be 5 feet per side and 10 feet combined.
- c) Rear: The minimum rear setback shall be 15 feet.
- d) The minimum setbacks described above shall not cause any off-street parking area to impede a sidewalk or multi-use path.
- e) Setbacks from streets shall be from the right-of-way.

- f) Building Separation: Unless a greater building separation is required by the then current Building Code, the minimum separation between buildings shall be the following:
 - i) 10 feet side to side
 - ii) 30 feet rear to rear
 - iii) 25 feet rear to side
 - iv) The projection of fireplaces, chimneys, bay window, egress windows and/or other architectural projections of not more than 3 feet in each instance are permitted

- g) Deck & Patio Separation: Decks and patios shall not extend more than the following:
 - i) 10 feet into any required rear to rear building separation or setback
 - ii) 3.5 feet into any required side to side building separation or setback
 - iii) 7.5 feet into any required rear to side building separation or setback

The foregoing notwithstanding, deck and patio encroachments are not permitted within designated easement areas.

4. Unit Size

In Sub-Area III no building shall be constructed unless the finished living space (exclusive of porches, garages, and basements) has no less than 1800 square feet for multi-story dwellings and 1600 square feet for single-story dwellings. Maximum building height shall be 40 feet (measured from the average elevation of the finished grade at the front of the building to the highest point of the roof).

5. Street Type & Design

The development will utilize public streets built to public standards per the City Engineer. Sidewalks or bikepaths shall be required adjacent to all streets per Delaware City Code.

6. Parking

Parking will be provided at a minimum of 2 spaces per dwelling unit in an attached garage.

7. Street Lights

The street lights shall achieve compliance with the lighting requirements of Zoning Code Chapter 1158 Lighting Plan.

8. Clubhouse / Recreation

Sub-Area III may include a future clubhouse, community room, or other recreation amenities. The primary facilities for the entire Communities at Glenross development will be per the approved preliminary plan for areas north of Cheshire Rd.

9. Architectural Standards

At least 25% of the front facade elevation of each building (excluding garage doors, entrance doors, gutters, downspouts and windows) shall consist of brick, stone, or cultured stone. All vinyl siding shall have a minimum thickness of .044 mils. Gutters (and the material by which they are attached to the home), downspouts, soffits, shutters, garage and entrance doors may be of man-made materials such as metal, vinyl, aluminum or glass. No concrete or split face block shall be permitted, except for the basement or foundation walls. The roofs of all homes shall have dimensional shingles.

8. Color Palette

The color palette shall consist of earth tones, including white. Additional colors may be used as accents but may not be high gloss or high-chroma colors. A color palette and listing of representative architectural details (elevations) for Sub-Area III are included as attached and titled Glenross South – Age Targeted Single Family Residential.

9. Roof Pitches

All primary roof pitches on front and rear facing gabled elevations shall be a minimum of 5:12. All primary roof pitches on side facing gabled elevations shall be a minimum of 6:12. All other accessory elevations shall be a minimum roof pitch of 3-1/2:12.

10. Other Standards

- a. Except as specifically set forth in this PMU Development Text or as set forth on the accompanying Development Plan, R-2 Residential District regulations together with standards set forth in the then current Chapter 1171 of the Delaware Zoning Code shall apply in Sub-Area III.

- b. All garage doors shall adhere to one of the following standards as approved with a Final Development Plan:
 - i. Architecturally upgraded to include design elements consistent with the design of the home and development such as matching the door color to the predominant color of the main structure, incorporating a glass course, adding trim packages to give the appearance of stable doors, man doors, hinged swing doors and other similar architectural elements.

G. Sub-Area IV Development Standards

1. Timing of Development

Development of Sub-Area IV shall not occur until adequate access is available, either over adjacent railroad tracks or through road connections that may be provided in the future through the development of adjacent property.

2. Density

In Sub-Area IV, no more than 94 dwelling units shall be built. A minimum of fifteen percent (15%) of the Sub-Area IV site, or +/- 7.15 acres, shall be set aside as open space.

3. Development Type & Pattern

The dwelling units may be built in either a single-family condominium regime, and if so developed may either be detached or attached in buildings of up to four units, or may be developed on fee simple single-family platted lots. If developed as fee simple lots, the standards set forth in the Delaware Zoning Code as applying in the R-3 Residential District shall apply, except that the requirements set forth above for the size, color and exterior materials of homes in Sub-Area IIB, above, shall also apply to any detached single-family dwellings on individual platted lots in Sub-Area IV. If Sub-Area IV is developed as a condominium, the Development Standards for Sub-Area III shall apply.

4. Limitation

The plan for Sub-Area IV is conceptual at this time. As such, a Preliminary Development Plan and Final Development Plan are required to be submitted and approved.



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



Project # _____

Case # 2017-1030

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 | Board of Zoning Appeals |
| <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 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 Communities at Glenross Section 11 Address Cheshire Road

Acreage 22.744 Square Footage N/A Number of Lots 58 Number of Units N/A

Zoning District/Land Use PRD Proposed Zoning/Land Use PRD Parcel # 41832001040000 and 41832001035000

Applicant Name Pulte Homes of Ohio, LLC Contact Person Joel West

Applicant Address 4900 Tuttle Crossing Boulevard, Dublin, Ohio 43016

Phone (614) 376-1122 Fax (614) 356-6801 E-mail Joel.West@Pulte.com

Owner Name Pulte Homes of Ohio, LLC Contact Person Joel West

Owner Address 4900 Tuttle Crossing Boulevard, Dublin, Ohio 43016

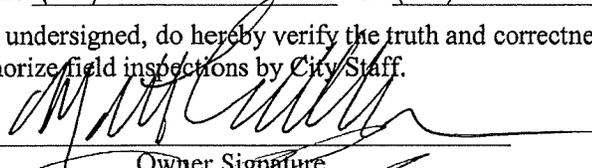
Phone (614) 376-1122 Fax (614) 356-6801 E-mail Joel.West@Pulte.com

Engineer/Architect/Attorney EMH&T Contact Person Jeffrey A. Strung

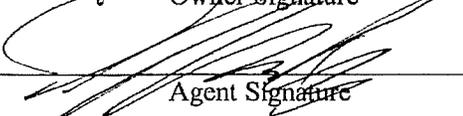
Address 5500 New Albany Road, Columbus, Ohio 43054

Phone (614) 775-4700 Fax (614) 775-4800 E-mail jstrung@emht.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

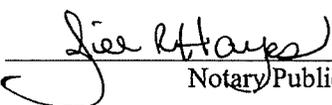
 **Division VP Land Acquisition**
Owner Printed Name


Agent Signature

Jeffrey A. Strung
Agent Printed Name

Sworn to before me and subscribed in my presence this 27th day of March, 2017.

 Notary Stamp
Jill R. Hayes
Notary Public, State of Ohio
My Commission Expires 12-07-2020


Notary Public



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



Project # _____

Case # 2017-1031

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 checked="" 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 | Board of Zoning Appeals |
| <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 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 type="checkbox"/> Final Development Plan | <input type="checkbox"/> Subdivision Variance | |

Subdivision/Project Name THE COMMUNITIES AT GLENROSS SECTION 11 Address CHESTNUT ROAD

Acres 22.744 Square Footage N/A Number of Lots 62 Number of Units N/A

Zoning District/Land Use PRD Proposed Zoning/Land Use PRD Parcel # 41832001035000

Applicant Name PULTE HOMES OF OHIO LLC Contact Person JOEL WEST

Applicant Address 4900 TUTTLE CROSSING BOULEVARD, DUBLIN, OHIO, 43016

Phone 614-376-1122 Fax 614-376-6080 E-mail JOEL.WEST@PULTE.COM

Owner Name SAME AS APPLICANT Contact Person _____

Owner Address _____

Phone _____ Fax _____ E-mail _____

Engineer/Architect/Attorney EMH&T Contact Person MATT KERK

Address 5500 NEW ALBANY ROAD, COLUMBUS, OHIO, 43054

Phone 614-775-4121 Fax _____ E-mail MKERK@EMH.T.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.

[Signature] Owner Signature Matthew Kerk Owner Printed Name **Division VP Land Acquisition**

Agent Signature

Agent Printed Name

Sworn to before me and subscribed in my presence this 27th day of March, 2017



Notary Jill P. Hayes
Notary Public, State of Ohio
My Commission Expires 12-07-2020

[Signature]
Notary Public



FACT SHEET

AGENDA ITEM NO: 13

DATE: 06/26/2017

ORDINANCE NO: 17-44

RESOLUTION NO:

READING: SECOND

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE FOR PULTE HOMES APPROVING A FINAL SUBDIVISION PLAT FOR THE 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.

BACKGROUND:

See attached report

REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Section 1111.04 Final Plat requirements of the zoning code.

COMMITTEE RECOMMENDATION:

Planning Commission approved this case 6-0 on June 7, 2017.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)

See attached

ORDINANCE NO. 17-44

AN ORDINANCE FOR PULTE HOMES APPROVING A FINAL SUBDIVISION PLAT FOR THE 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.

WHEREAS, the Planning Commission at its meeting of June 7, 2017 recommended approval of a Final Subdivision Plat for Pulte Homes for the 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 on Winterbourne Drive, Solstice Road, Stone Quarry Drive and Holly Berry Lane (PC 2017-1031).

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Final Subdivision Plat for Pulte Homes for the 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 on Winterbourne Drive, Solstice Road, Stone Quarry Drive and Holly Berry Lane, is hereby confirmed, approved, and accepted with the following conditions that:

1. The Applicant needs to obtain final 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.
2. An emergency access point from Cheshire Road to Stone Quarry Drive shall be constructed on the western portion of Section 11. The emergency drive shall be 12 feet wide with a concrete approach at Cheshire Road with bollards that can be driven over by emergency vehicles.
3. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
4. The single family houses shall comply with the minimum architectural standards and house size in the approved development text and per

- applicable sections of the current zoning code.
5. The Cheshire Road and Winterbourne Drive buffering shall match or be enhanced above the existing buffering in the The Glenross Golf Club and Communities at Glenross east of this development. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowner's Association. The subject plan shall be reviewed and approved by the Shade Tree Commission.
 6. A street tree plan shall be submitted and approved by the Shade Tree Commission.
 7. A more robust landscaping plan adjacent to the six residential houses and the retention pond in the County shall be required and approved by staff per the approved Preliminary Development Plan.
 8. Landscaping adjacent to the proposed emergency access drive from Cheshire Road to Stone Quarry Drive shall be required and the subject trees installed adjacent to the residential houses east and west of emergency access drive shall be a minimum 15 feet from centerline of the emergency access drive.
 9. Staff recommends that some of the open space in Reserve "I" should be allocated (or at least not precluded) for the condominium association to provide active space with amenities geared to independent seniors and empty nesters if so desired in the future.
 10. The bike path along Winterbourne Drive Road shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
 11. This section of the Communities of Glenross Subdivision is in the Delaware South New Community Authority, subject to the single family lot transportation fee in effect for the Glenross Golf Club at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of \$3,200 per dwelling units.
 12. Eagle Walk Drive shall be renamed to Winterbourne Drive.
 13. Wolf Crest Road shall be renamed to Solstice Road.
 14. All signage shall achieve compliance with the graphics and signage requirements in the development text and the previously approved wayfinding system and plan for the community.
 15. The construction drawings of Section 11 shall not be approved until the widening of Cheshire Road begins.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law

including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION:

YEAS ___ NAYS ___
ABSTAIN ___

PASSED: _____, 2017

YEAS ___ NAYS ___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR



FACT SHEET

AGENDA ITEM NO: 14

DATE: 06/26/2017

ORDINANCE NO: 17-45

RESOLUTION NO:

READING: SECOND

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE FOR GLENN ROAD CAPITAL LLC., APPROVING 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.

BACKGROUND

See attached report

REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Section 1129.04 Preliminary Development Plan requirements of the zoning code.

COMMITTEE RECOMMENDATION:

Planning Commission approved this case 6-0 on June 7, 2017.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)

See attached

ORDINANCE NO. 17-45

AN ORDINANCE FOR GLENN ROAD CAPITAL LLC., APPROVING 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.

WHEREAS, the Planning Commission at its meeting of June 7, 2017 recommended approval of a Preliminary Development Plan for Glenn Road Capital LLC., 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 (PC 2017-1040).

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Preliminary Development Plan for Glenn Road Capital LLC., 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, is hereby confirmed, approved, and accepted with the following conditions that:

1. The Applicant needs to obtain final 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.
2. The subject application pertains to Sections 4 and 5 of Sub Area B only and any future development to Sub-Area A shall require Preliminary and Final Development Plan approval at a minimum.
3. Crownover Way shall be extended north and west to Glenn Parkway when Sub-Area A is developed.
4. These sections of the Belmont Place Subdivision shall be placed in the Delaware South New Community Authority prior to issuance of building permits, is located within the Evans Residential TIF district and is

subject to the South East Highland Sanitary Sewer additional capacity charge of \$3,200 per dwelling unit.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION:

YEAS___NAYS___
ABSTAIN ___

PASSED: _____, 2017

YEAS___NAYS___
ABSTAIN ___

ATTEST:

CITY CLERK

MAYOR



PLANNING COMMISSION / STAFF REPORT

CASE NUMBER: 2017-1040-1043

REQUEST: Multiple Requests

PROJECT: Belmont Place – Sections 4 & 5

MEETING DATE: June 7, 2017

APPLICANT/OWNER

Glenn Road Capital LLC
6689 Dublin Center Drive
Dublin, Ohio 43017

REQUEST

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.

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.

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.

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

PROPERTY LOCATION & DESCRIPTION

The property is located on the east side of Glenn Parkway and north of Peachblow Road. The zoning of the subject property, which is in Sub-Area B per the May 2009 rezoning, is R-3 PMU. The surrounding zoning to the east and south is Berlin Township Farm Residential Zoning, to the west is B-4 and R-6 PMU (General Business District and Multi-Family Residential with a Planned Mixed Use Overlay District) with text limitations, and to the north is PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District). Sub Area B in the rezoning contained 47 acres while the proposed development in Sections 1-5 contains 53 acres (an increase of 6 acres). Sections 1-3 site work has been completed with several houses built with more to be constructed. The remainder of the property is vacant farmland without trees except for along the northern and eastern property boundaries. In addition, the subject development is located within the Delaware South New Community Authority and Evans Residential TIF District.

BACKGROUND/PROPOSAL

On May 11, 2009 City Council approved Ordinance's 08-112 and 08-113 which approved a Conditional Use Permit and Rezoning adding a PMU Overlay District (Planned Mixed Use District) on the subject 109 acres. The PMU was divided into Sub Areas A & B which contained 62 and 47 acres respectively (now approximately 56 and 53 acres respectively). Sub Area A permits residential, office, retail services, communities facilities and recreational/open space uses while Sub Area B permits residential, office, community facilities and recreational/open space uses.

In December 2013, Planning Commission and City Council approved Preliminary Development Plans and Preliminary Subdivision Plats (Ordinances 13-76 & 13-77) for Sections 1-3 which contained 74 single family lots on approximately 31.5 acres which also included a concept plan of today's Section 4 and 5. Then in March 2014, Planning Commission and City Council approved Final Development Plans for Sections 1-3 (Ordinance 14-16) and Final Subdivision Plat for Section 1 (Ordinance 14-17). Finally in April 2016, Planning Commission and City Council approved Final Subdivision Plats for Sections 2 and 3 (Ordinances 16-30 & 16-31 respectively).

Now the applicant is proposing to develop Sections 4 and 5 which contain the remaining 21.5 acres of Sub-Area B with 72 single family lots which is located just north of Sections 1-3. The developer is requesting Preliminary Development Plan, Preliminary Subdivision Plat and Final Development Plan approval for Sections 4 and 5 and Final Subdivision Plat approval for Section 4.

STAFF ANALYSIS

- **COMPREHENSIVE PLAN AMENDMENT:** The Comprehensive Plan Future Land Use Map recommends Mixed Use future land use for this and the surrounding properties. The existing zoning complies with this mixed land use recommendation by mixing commercial, office, and residential uses along with the proposed mix of residential densities and unit types in this sub-area. Therefore, the proposed single family subdivision would achieve compliance with the land use plan.
- **ZONING:** As mentioned above, the subject site is zoned R-3 PMU (One Family Residential District with Planned Mixed Use Overlay District) with text limitations. From a procedural perspective, a Preliminary Development Plan, Final Development Plan, Preliminary Subdivision Plat and Final Subdivision Plat for Sections 4 and 5 would require Planning Commission and City Council approval.
- **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 a technical review by the Engineering Department once a complete plan set is submitted for review.
- **UTILITIES:** Both water and sewer utilities would be public and would be extended into Sections 4 and 5 of the subject development. Also, the development would have to comply with the current storm water requirements. The subject development is located in the South East Highland Sanitary Sewer District which requires an additional capacity charge of \$3,200 per dwelling unit.
- **ROADS AND ACCESS:** Sections 4 and 5 would be accessed from existing Bret's Lane (constructed in Sections 1-3) via Crownover Way from Peachblow Road. In Sections 4 and 5, McNamara Loop would be extended north from Brets Lane forming the eastern, western and northern streets of the subdivision. Neville Lane and Squaregaiter Lane extend north from Bret's Lane bisecting McNamara Loop. Ultimately Crownover Way would be extended north and west to Glenn Parkway when Sub-Area A is developed. All the streets would be public and would have to comply with the minimum engineering standards.
- **SITE LAYOUT:** The final two sections in Sub-Area B encompasses 21.5 acres and consists of 72 single family lots which are located on the northern portion of the development and is a natural extension of Sections 1, 2 and 3. Specifically Section 4 contains 34 single family lots on 10.426 acres while Section 5 contains 38 single family lots on 11.074 acres.

Section 4 is located along the northeastern portion of the site and is accessed by McNamara Loop and Squaregaiter Lane from existing Brets Lane. A 0.691 acre open space referred to as Reserve "F" is located on the northern portion of McNamara Loop and a 0.417 acre open space referred as Reserve "D" is located along the eastern boundary of the easternmost lots.

Section 5 is located along the northwestern portion of the site and is accessed by McNamara Loop and Neville Lane from Brets Lane. Reserve "E" is located along the western portion of the development to provide a buffer to the future Crownover Way extension that would be required when Sub-Area A is developed.

The approved development text has the following single family lot requirements: 8,125 square foot minimum lot, 65 foot minimum lot width, 125 foot minimum lot depth, 30 foot front yard setback, 8 foot side yard setback; 30 foot rear yard setback, 1,500 square foot minimum house size and 25 foot building and pavement minimum perimeter setback. In addition, the corner lots would need to be oversized by 30% (85 foot wide) to comply with the current zoning code. Sections 4 and 5 achieve compliance with all the above lot requirements.
- **DESIGN** The houses would not only have to meet the minimum standards of the Residential Development Design Criteria and Performance Standards in Chapter 1171 but also the more restrictive residential architectural standards in the approved development text. Some of the upgrades include: 1.) At least 50% of the front elevation of all homes shall consist of approved natural materials as defined in the text (stucco is not considered a natural material); 2.) Upgraded garage door standards for doors that face a public street; 3.) No blank walls; 4.) The same model of home or the same exterior color of the home shall not be placed on adjacent lots and shall not be placed on facing lots.

- **OPEN SPACE & PARKLANDS** The Preliminary Development Plan for Sections 4 and 5 identifies 2.387 acres of open space in three reserves (Reserve D – 0.417 acres, Reserve F - 0.691 acres and Reserve E - 1.28 acres in Sections 4 and 5 respectively) and should be the responsibility of the Homeowner’s Association. Reserve “D” is a storm water easement while Reserve “F” would be a pocket park in Section 4 with an open play field, an integral play area with play structures with a bench and a sidewalk connecting to the McNamara Loop sidewalk. There would be landscaping adjacent to the single family lots to the south. Reserve “E” would contain mounding and landscaping to buffer the future Crownover Way extension that would be required when Sub-Area A is developed from the single family lots to the east in Section 5. From a “macro” perspective, the developer in Sections 1-3 provided 7.92 acres of open space and parkland for the subdivision along with extending a bike path along Peachblow Road.
- **LANDSCAPING PLAN:** The applicant has submitted a comprehensive landscaping plan that includes street trees, landscaping in the pocket park in Reserve “E” and perimeter landscaping along the western boundary in Reserve “F”. To be consistent with Section 1, a minimum 3 foot high mound with landscaping adjacent to the future Crownover Way extension that would be required when Sub-Area A is developed. The evergreen trees shall be a minimum 4 foot high at installation and the deciduous trees shall be a minimum 1.75 inch caliper. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowners Association. It is imperative that the Applicant coordinate the landscaping plan and street tree plan with the engineering site development plan so that the landscaping does not impeded visibility at intersections or the visibility of any traffic control signs. The Shade Tree Commission would have to review and approve the aforementioned plans.
- **TREE REMOVAL & REPLACEMENT:** Because the remainder of the site is essentially open farmland, the only trees on the site are located on the northern and eastern property lines and only a minimal amount if any would be removed with the proposed development. Until a final grading plan is approved, the exact numbers of trees removed (if any) would not be determined especially along the northern and eastern property lines. Therefore, any tree replacement calculations would have to occur during final plat approvals for each section.
- **PEDESTRIAN CONNECTIVITY:** Sidewalks would be required on all public streets in Sections 4 and 5. Also, a bike path was constructed along Peachblow Road and stubs into the property to the east with the development of Section 1.
- **LIGHTING PLAN.** The lighting plans for Sections 4 and 5 were approved by the Chief Building Official on May 17, 2017.

STAFF RECOMMENDATION – (2017-1040 PRELIMINARY DEVELOPMENT PLAN)

Staff recommends approval of request by Glenn Road Capital LLC., 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-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on McNamara Loop, Neville Lane and Squaregaiter Lane, with following conditions that:

1. The Applicant needs to obtain final 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.
2. The subject application pertains to Sections 4 and 5 of Sub Area B only and any future development to Sub-Area A shall require Preliminary and Final Development Plan approval at a minimum.
3. Crownover Way shall be extended north and west to Glenn Parkway when Sub-Area A is developed.
4. These sections of the Belmont Place Subdivision shall be placed in the Delaware South New Community Authority prior to issuance of building permits, is located within the Evans Residential TIF district and is subject to the South East Highland Sanitary Sewer additional capacity charge of \$3,200 per dwelling unit.

STAFF RECOMMENDATION – (2017-1041 FINAL DEVELOPMENT PLAN)

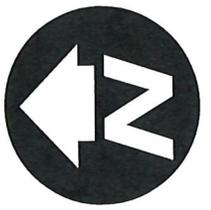
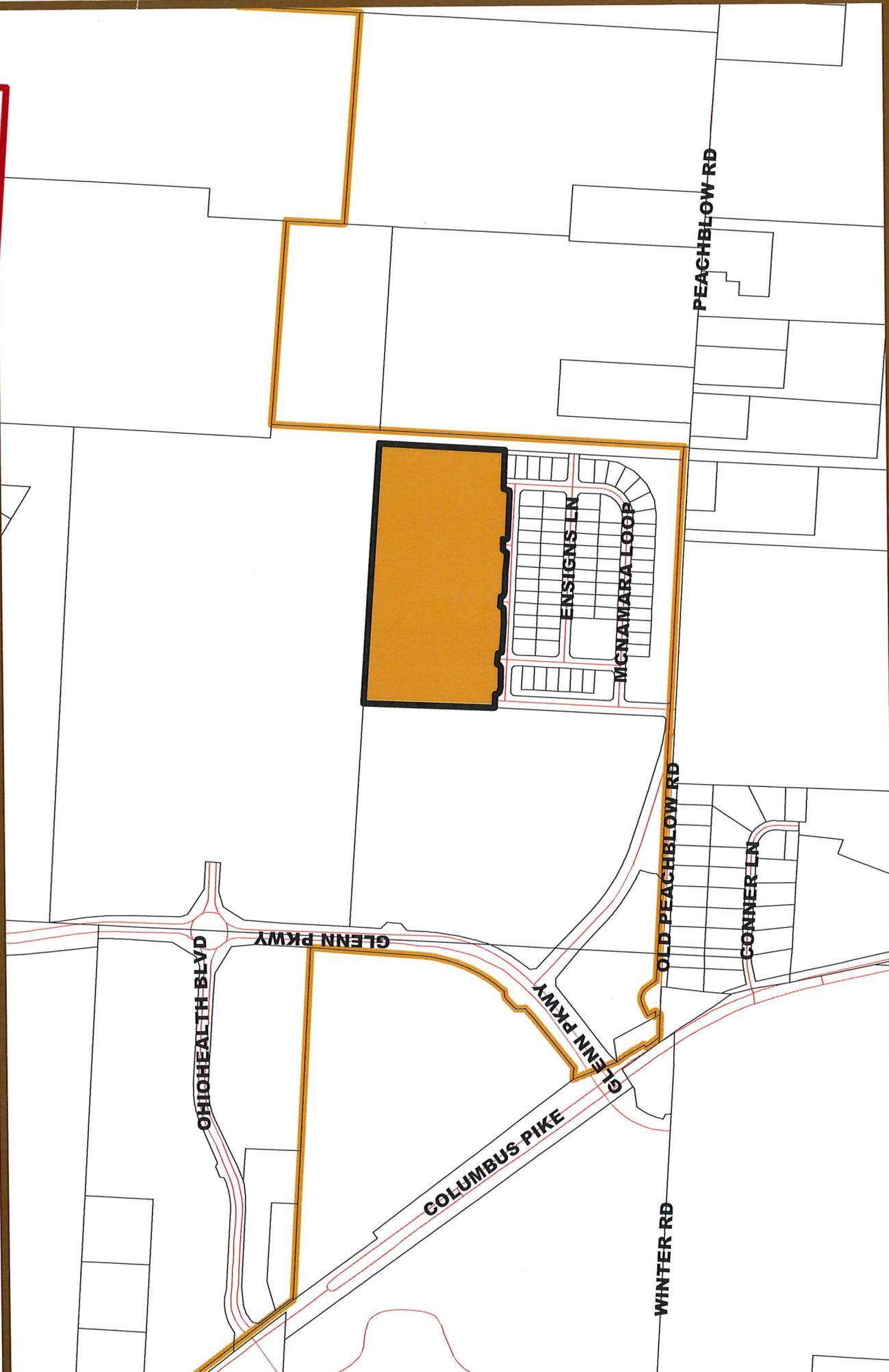
Staff recommends approval of request by Glenn Road Capital LLC., for approval of a Final Development Plan for Belmont Place Sections 4 and 5 for 72 single family lots on approximately 21.5 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on McNamara Loop, Neville Lane and Squaregaiter Lane, with following conditions that:

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STAFF RECOMMENDATION – (2017-1042 PRELIMINARY SUBDIVISION PLAT)

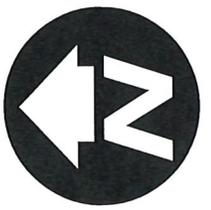
Staff recommends approval of a request by Glenn Road Capital LLC., of a Preliminary Subdivision Plat for Belmont Place Sections 4 and 5 for 72 single family lots on approximately 21.5 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on McNamara Loop, Neville Lane and Squaregaiter Lane, with the following conditions that:

1. The Applicant needs to obtain final 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.
2. The off-site stormwater improvements shall comply with the minimum City and County regulations.
3. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
4. The single family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
5. All homes shall have basements which shall have gravity sewer to the lowest elevation to allow for basement bathrooms and fixtures by gravity connection only. Hung sewers, grinder pumps and the like shall not be permitted.
6. The proposed pocket park in Reserve "E" shall be programmed with play equipment, etc.(as submitted), prior to approval of the final plat in Section 4 and shall be maintained by the Homeowner's Association with an easement dedicated to the City for public use.
7. A minimum 3 foot high mound with landscaping shall be located in Reserve "F" of Section 5 between the future extension of Crownover Way and rear of the adjacent single family lots to the east. The evergreen trees shall be a minimum 4 foot high at installation and the deciduous trees shall be a minimum 1.75 inch caliper. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowner's Association. The subject plan shall be reviewed and approved by the Shade Tree Commission.
8. A street tree plan shall be submitted and approved by the Shade Tree Commission.
9. Any tree removal and/or replacement requirements shall achieve compliance with Chapter 1168 Tree Preservation Regulations and shall be required prior to final plat approvals for each section.
10. These sections of the Belmont Place Subdivision shall be placed in the Delaware South New Community Authority prior to issuance of building permits, is located within the Evans Residential TIF district and is subject to the South East Highland Sanitary Sewer additional capacity charge of \$3,200 per dwelling unit.



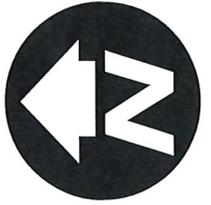
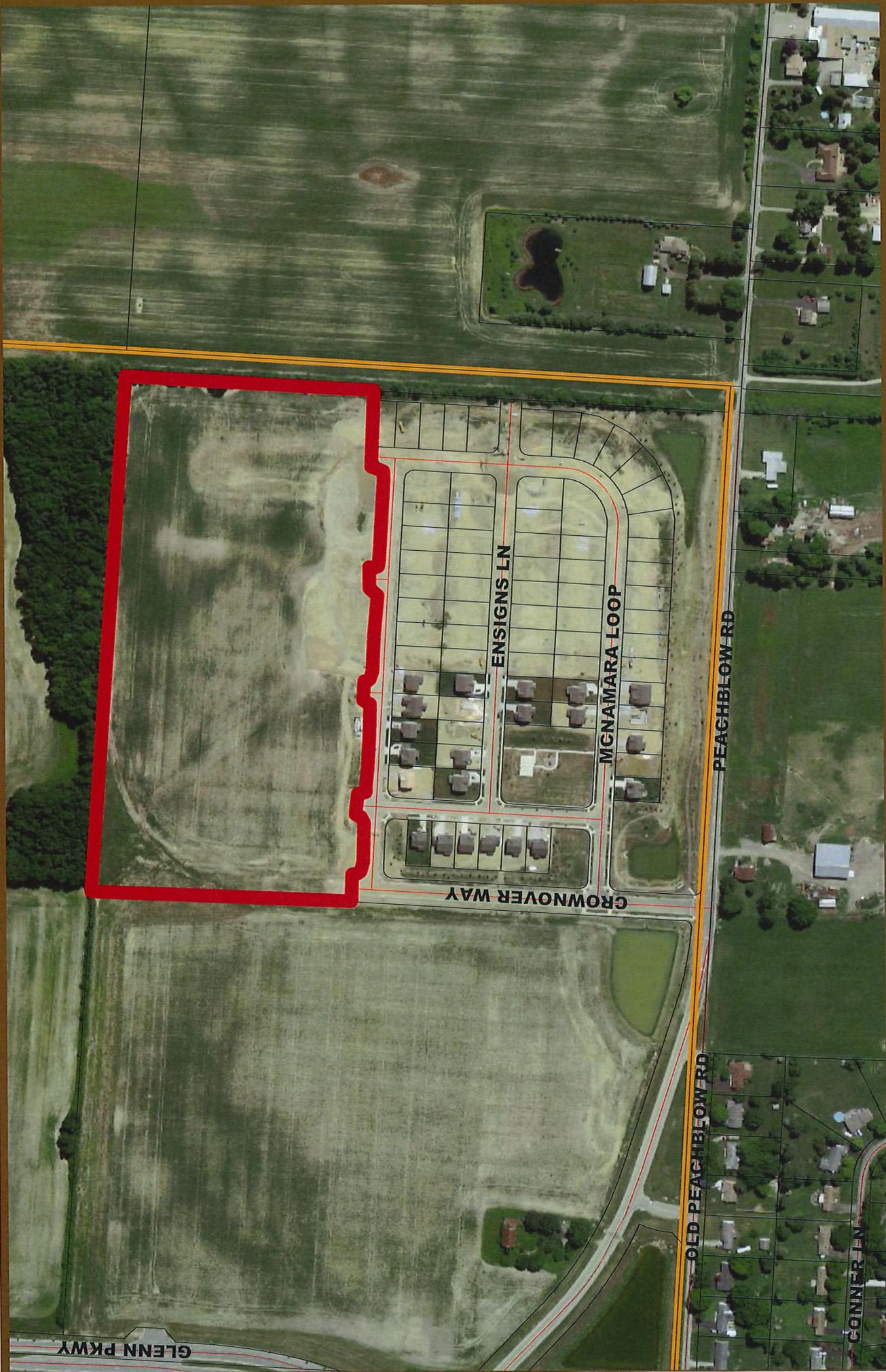
2017-1040-1043
 Preliminary Development Plan, Final Development Plan,
 Preliminary Subdivision Plat & Final Subdivision Plat
 Belmont Place - Sections 4 & 5
 Location Map





2017-1040-1043
 Preliminary Development Plan, Final Development Plan,
 Preliminary Subdivision Plat & Final Subdivision Plat
 Belmont Place - Sections 4 & 5
 Zoning Map





2017-1040-1043
 Preliminary Development Plan, Final Development Plan,
 Preliminary Subdivision Plat & Final Subdivision Plat
 Belmont Place - Sections 4 & 5
 Aerial (2016)

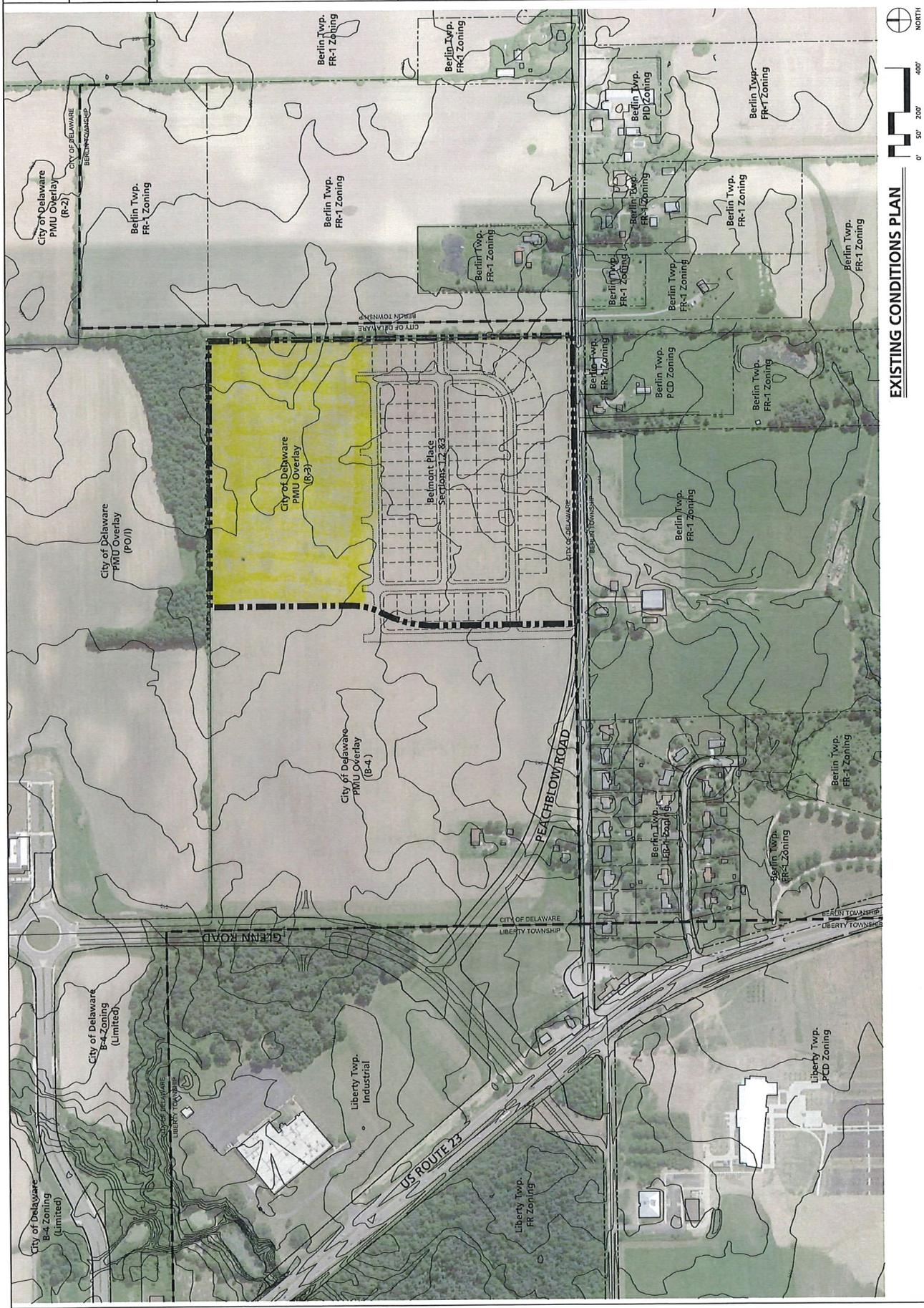


STAVROFF INTERESTS, LTD.
 May 3, 2017
 17005

CITY OF DELAWARE, OHIO
 CONSTRUCTION DOCUMENTS
 FOR
BELMONT PLACE 4 & 5

EDGE
 614-456-3333
 2300 W. STATE STREET
 COLUMBUS, OHIO 43221

NO.	DATE	DESCRIPTION



EXISTING CONDITIONS PLAN

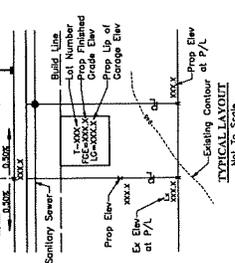
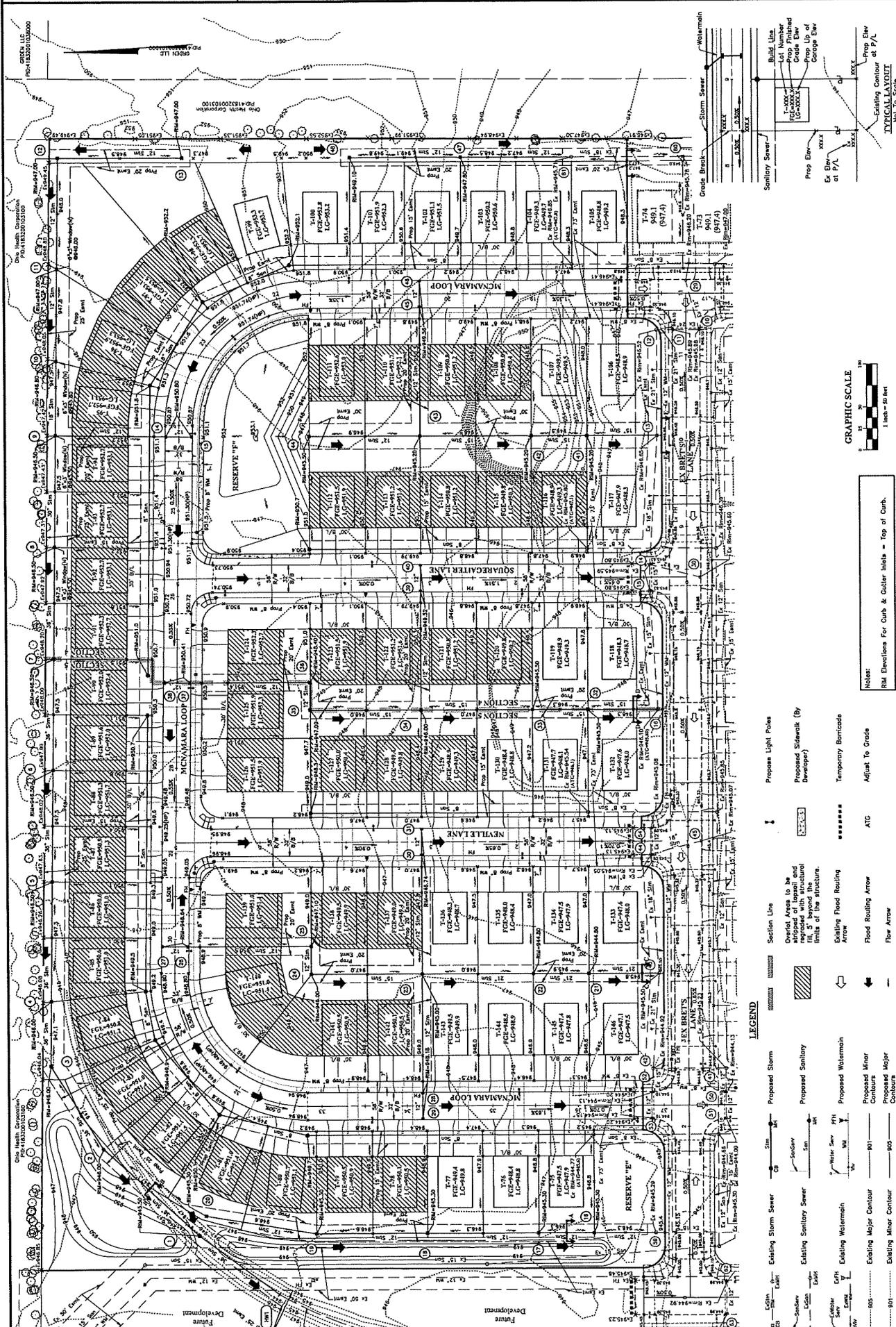


EXHIBIT B

DATE	REVISIONS

STAVROFF INTERESTS, LTD.

EMHT
 ENGINEERING, ARCHITECTURE & DESIGN
 1000 BROADVIEW AVENUE, SUITE 100
 WILLOWDALE, ONTARIO M2H 3L4
 TEL: (416) 491-1100
 FAX: (416) 491-1101
 WWW.EMHT.COM



Notes:
 RM Elevations For Curb & Gutter Inlets = Top of Curb.

LEGEND

	Existing Storm Sewer		Proposed Storm Sewer		Section Line		Proposed Light Pole
	Existing Sanitary Sewer		Proposed Sanitary Sewer		Vertical Areas to be Excavated to be replaced with structural fill, 3' beyond the limits of the structure.		Proposed Sidewalk (By Developer)
	Existing Watermark		Proposed Watermark		Existing Flood Routing Arrow		Temporary Barricade
	Existing Major Contour		Proposed Major Contour		Flood Routing Arrow		Adjust To Grade
	Existing Minor Contour		Proposed Minor Contour		Flow Arrow		ATC

*Combined
Preliminary Development Plan/Final Development Plan
for*

BELMONT PLACE - SECTIONS 4 & 5

DELAWARE, OHIO

LANDSCAPE PLAN

PREPARED FOR:
Glenn Road Capital, LLC
6689 Dublin Center Drive
Dublin, OH 43017

May 3, 2017

LANDSCAPE ARCHITECT

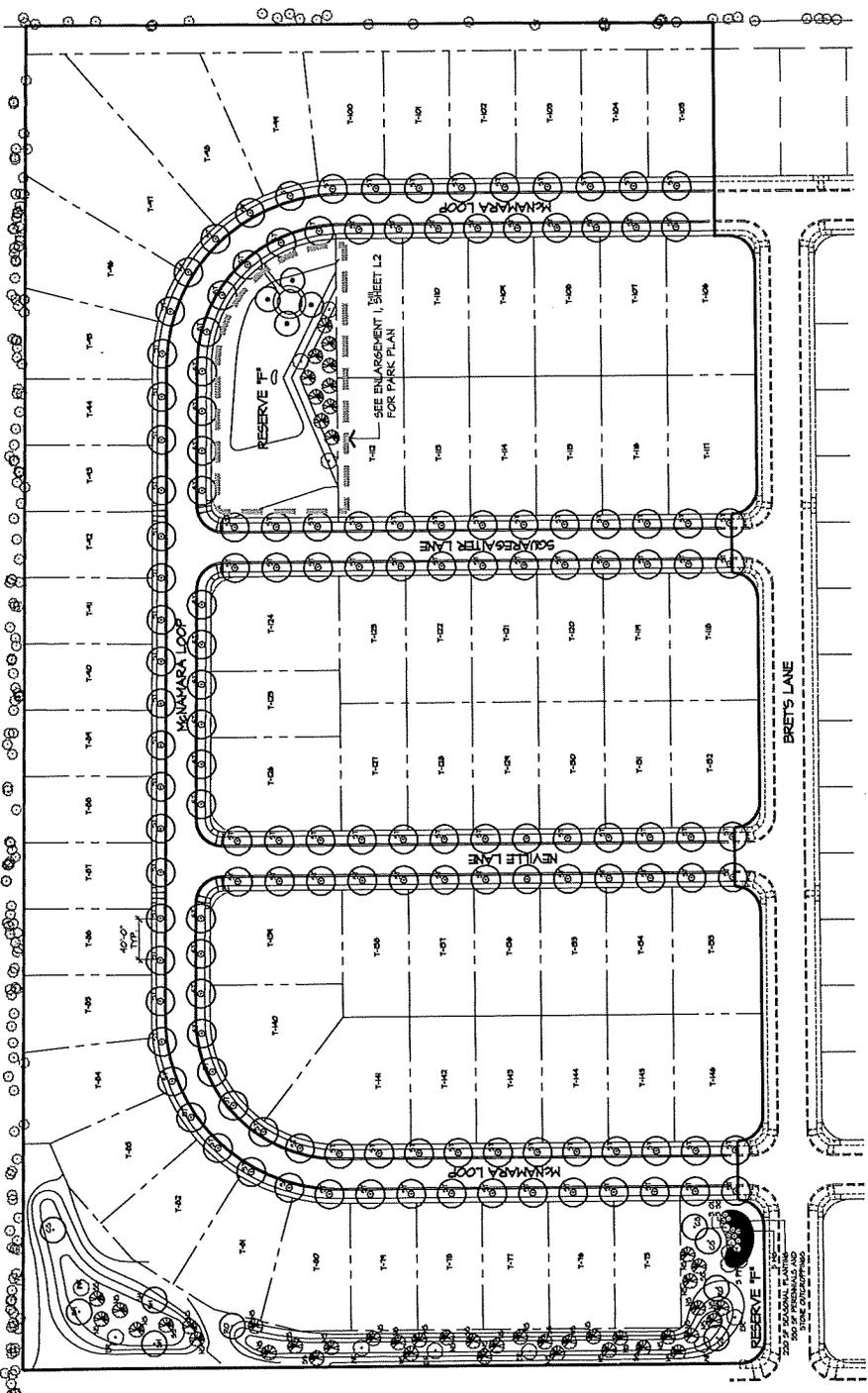
THE EDGE GROUP
LANDSCAPE ARCHITECTURE
330 West Spring Street, Suite 250
Columbus, OH 43215
P 614-486-3343 F 614-486-3344

PLANT KEY

- STREET TREE**
 ST TYPE TO BE DETERMINED BY SHARPE TREE COMMISSION. PLANT SPECIES TO BE DETERMINED IN FIELD TO AVOID UTILITIES AND OBSTACLES.
- SHARPE TREE**
 25 COPPERATION SWAAR MAPLE
 30 RED OAK
 31 SHINGLE OAK
- ENHANCED TREE**
 25 COPPERATION SWAAR MAPLE
 30 RED OAK
 31 SHINGLE OAK
- ORNAIMENTAL TREE**
 ER EASTERN REDBUD
 FR PRINCE OF WALES PALM
 PR PRINCE OF WALES PALM
 OZ OZ OAK
 OZ OZ OAK
- ORNAIMENTAL GRASS**
 100 HORNSBLOOM TARDON GRASS
 101 SHREWDONIA SWITCH GRASS

GENERAL NOTES

- EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATION OF ALL UTILITIES AND ELEVATIONS OF ALL EXISTING UTILITIES. METERS SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. UTILITY PROTECTION SERVICE IS TO BE PROVIDED BY THE CONTRACTOR.
- EXAMINE FINISH SURFACE GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND ADJACENT PROPERTY. ANY DAMAGE TO EXISTING UTILITIES OR PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
- ALL PLANT MATERIALS TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
- FINISH GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUOUS SURFACE. CONTRACTOR SHALL VERIFY FINISH GRADE PRIOR TO CONSTRUCTION. SEE PLAN.
- CONTRACTOR SHALL SEED OR SOO ALL AREAS DISTURBED DURING CONSTRUCTION. SEE PLAN.
- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

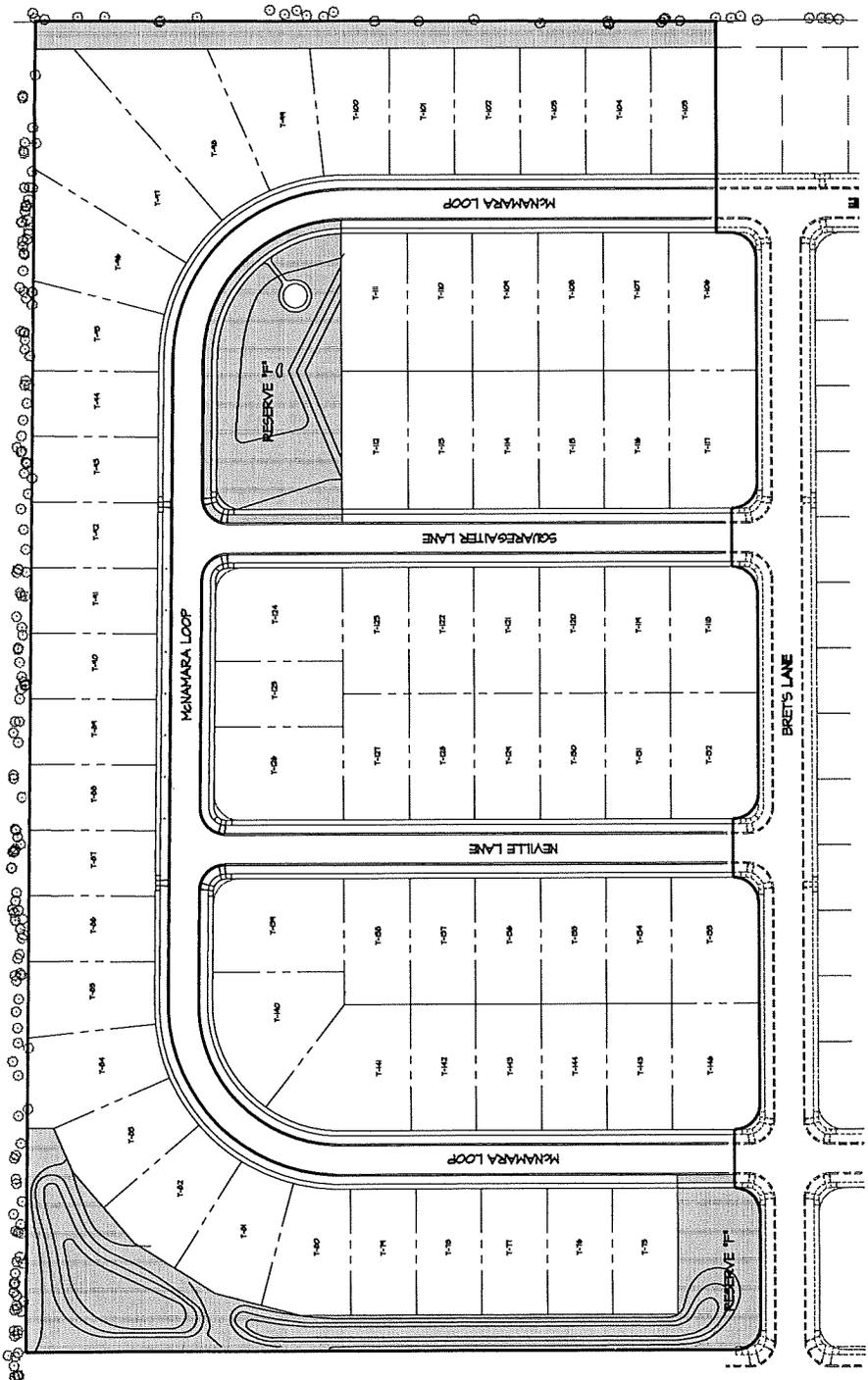
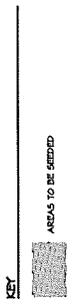


REVISIONS	DATE	DESCRIPTION

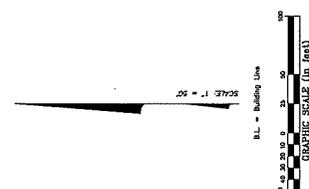
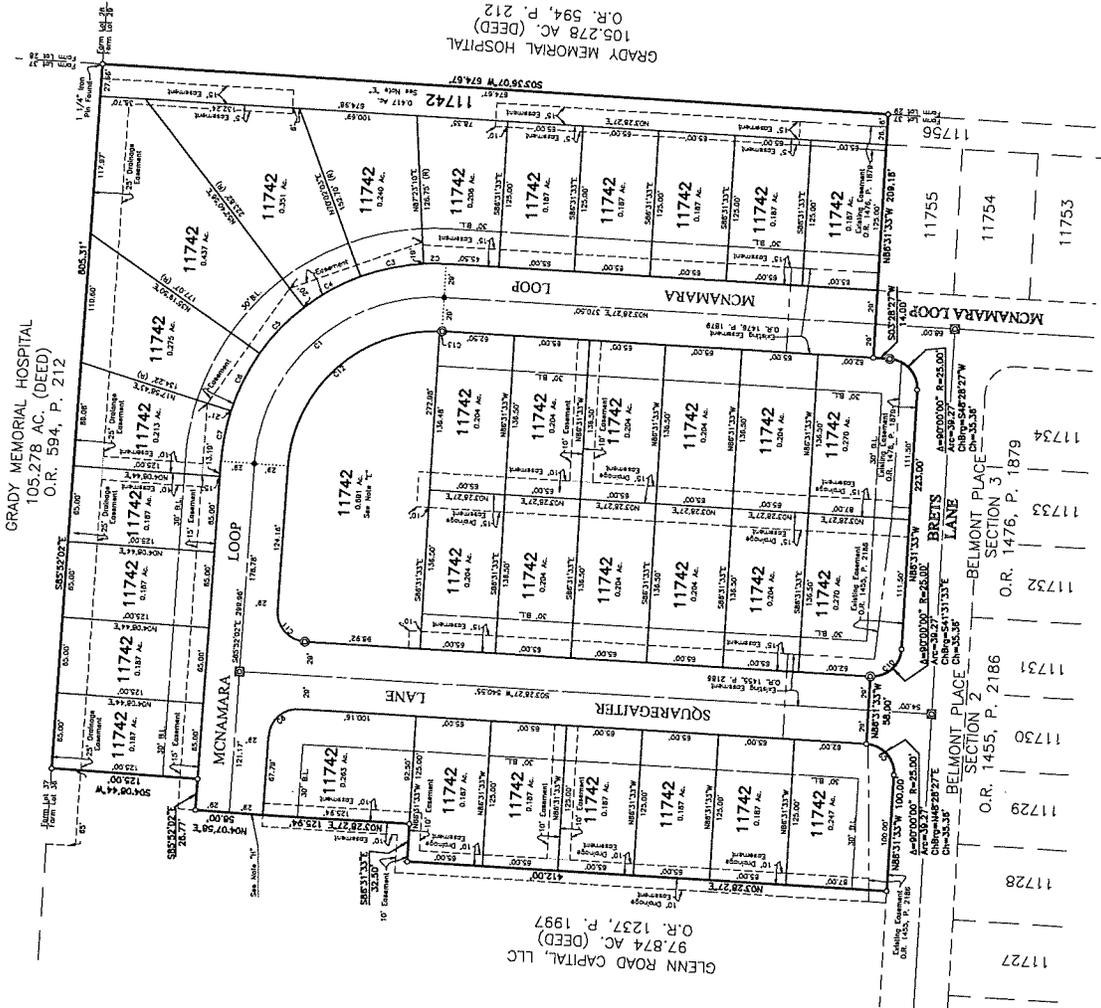


0" 30' 60' 120'
 NORTH

- GENERAL NOTES**
1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION TO DETERMINE THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES. CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 2 HOURS PRIOR TO CONSTRUCTION.
 2. EXISTING FINISH SURFACE GRADES, TOPSOIL QUALITY AND DEPTH, SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY DEFICIENCIES SHALL BE CORRECTED PRIOR TO BEING COVERED. VERIFY LIMITS OF WORK BEFORE STARTING.
 3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR REPAIR TO THE SATISFACTION OF THE OWNER.
 4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
 5. CONTRACTOR SHALL MAINTAIN PROPER SLOPES, SHOOTS, AND CONTROLS GRADE FREE OF HAZARDOUS MATERIALS OR DEPRESSIONS.
 6. CONTRACTOR SHALL SEED ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN.



BELMONT PLACE SECTION 4



NOTE: "R" indicates the building shown is the way shown of the lot delineated upon this plan, that on file with the Building Department of the City of Delaware. We are site improvement plans for the development of said lot showing proposed lot grading plans. These plans, as approved by the governmental agencies, are considered part of the approval of this subdivision and are to be incorporated into the final plat plan required with the building permit.

NOTE "B" - MINIMUM SETBACKS: City of Delaware following setback requirements:
 Average lot size: 65 feet by 125 feet
 Front yard: 30 feet
 Side yard: 10 feet
 Rear yard: 30 feet
 Zoning classification: Sub-Area B (PMU/R3)

The purpose of this plat is to show certain property, rights of way and easement boundaries as of the time of platting. At the time of platting, the plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat. From time to time, the limitations and requirements of this zoning code may be amended. It is the responsibility of the owner to determine the then current applicable use and development regulations. The zoning code should be adopted by the local authority having jurisdiction and should be incorporated into the plat. The zoning code should be incorporated into the plat. The zoning code should be incorporated into the plat. The zoning code should be incorporated into the plat.

NOTE: All utilities shown in Belmont Place Section 4 shall be installed. The Belmont Place Section 4 shall be located in rear and their above ground pedestals shall be located in rear yard lines except where a service feed must cross a street right of way to serve the subdivisions.

NOTE "C" - ACREAGE BREAKDOWN: Belmont Place Section 4 is out of the following Delaware County Parcel Number:
 41833001032000 10.426 Ac.
 Total acreage: 10.426 Ac.
 Average in lots: 0.0000 and 0.0000
 7,118 Ac.
 Acreage in right-of-way: 1,900 Ac.

NOTE "D" - ACREAGE BREAKDOWN: Belmont Place Section 4 is out of the following Delaware County Parcel Number:
 41833001032000 10.426 Ac.

NOTE "E": No vehicular access until such time as the public street right-of-way is extended and dedicated by plan or deed.

CDOR NO.	REELS	BOOKS	BLKCH	CDOR BOOKNO	CDOR DISTRICT
C1	187239*	134-00	24513	M 4111-06	21833
C2	172310*	183-00	18-07	M 4025-06	18-07
C3	172310*	183-00	33-02	M 4117-06	33-02
C4	172310*	183-00	33-02	M 4025-06	33-02
C5	172310*	183-00	33-02	M 4025-06	33-02
C6	172310*	183-00	33-02	M 4025-06	33-02
C7	1350-00*	183-00	44-02	M 3926-06	44-02
C8	187239*	23-00	38-05	M 4111-06	38-05
C9	187239*	23-00	38-07	M 4025-06	38-07
C10	187239*	23-00	38-07	M 4117-06	38-07
C11	187239*	23-00	38-07	M 4117-06	38-07
C12	187239*	23-00	38-07	M 4117-06	38-07
C13	1984-11*	123-00	2-00	M 4025-06	2-00



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



Project # _____

Case # 2017-1040 PDP 1825
2017-1041 FDP 2075

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 (1032) |
| <input type="checkbox"/> Amended Final Subdivision Plat | <input checked="" type="checkbox"/> Final Subdivision Plat | <input type="checkbox"/> Vacation-Alley 2017-1042 PSP |
| <input type="checkbox"/> Amended Preliminary Development Plan | <input type="checkbox"/> Final Subdivision Plat Extension | <input type="checkbox"/> Vacation-Easement 7951 |
| <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 | <input type="checkbox"/> <u>Board of Zoning Appeals</u> 2017-1043 |
| <input checked="" type="checkbox"/> Combined Preliminary & Final Development Plan | <input type="checkbox"/> Pre-annexation Agreement | <input type="checkbox"/> Appeal Administrative Decision or Interpretation 4190 |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input 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 checked="" 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 type="checkbox"/> Final Development Plan | <input type="checkbox"/> Subdivision Variance | |

Subdivision/Project Name Belmont Place Phases 4 & 5 Address 223 Peachblow Road

Acreage +/- 21.5 Square Footage N/A Number of Lots 72 Number of Units 72

Zoning District/Land Use PMU-R3 Proposed Zoning/Land Use PMU/SF Parcel # 41833001032000

Applicant Name Glenn Road Capital, LLC Contact Person Kevin McCauley

Applicant Address 6689 Dublin Center Drive, Dublin, Ohio 43017

Phone 614-764-9981 Fax _____ E-mail kevin@stavroff.com

Owner Name Glenn Road Capital, LLC Contact Person Kevin McCauley

Owner Address 6689 Dublin Center Drive, Dublin, Ohio 43017

Phone 614-764-9981 Fax _____ E-mail kevin@stavroff.com

Engineer/Architect/Attorney Edge Contact Person Greg Chilllog

Address 330 West Spring Street, Columbus, Ohio 43215

Phone 614-486-3343 Fax _____ E-mail gchilllog@edgela.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.

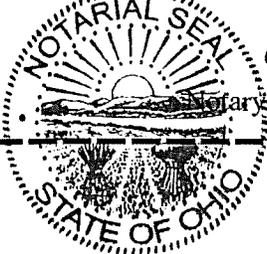
[Signature]
Owner Signature

Kevin McCauley - Authorized Agent Glenn Road Capital, LLC
Owner Printed Name

[Signature]
Agent Signature

Kevin McCauley - Authorized Agent Glenn Road Capital, LLC
Agent Printed Name

Sworn to before me and subscribed in my presence this 2nd day of May, 2017



CRISTINA E. DIONNE
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
November 28, 2021

[Signature]
Notary Public



FACT SHEET

AGENDA ITEM NO: 15

DATE: 06/26/2017

ORDINANCE NO: 17-46

RESOLUTION NO:

READING: SECOND

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE FOR GLENN ROAD CAPITAL LLC., APPROVING 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 SQUAREGATER LANE.

BACKGROUND

See attached report

REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Section 1129.05 Final Development Plan requirements of the zoning code.

COMMITTEE RECOMMENDATION:

Planning Commission approved this case 6-0 on June 7, 2017.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)

See attached

ORDINANCE NO. 17-46

AN ORDINANCE FOR GLENN ROAD CAPITAL LLC., APPROVING 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.

WHEREAS, the Planning Commission at its meeting of June 7, 2017 recommended approval of a Final Development Plan for Glenn Road Capital LLC., 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 (PC 2017-1041).

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Final Development Plan for Glenn Road Capital LLC., 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, is hereby confirmed, approved, and accepted with the following conditions that:

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3. Crownover Way shall be extended north and west to Glenn Parkway when Sub-Area A is developed.
4. These sections of the Belmont Place Subdivision shall be placed in the Delaware South New Community Authority prior to issuance of building permits, is located within the Evans Residential TIF district and is

subject to the South East Highland Sanitary Sewer additional capacity charge of \$3,200 per dwelling unit.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION:

YEAS___NAYS___
ABSTAIN ___

PASSED: _____, 2017

YEAS___NAYS___
ABSTAIN ___

ATTEST:

CITY CLERK

MAYOR



FACT SHEET

AGENDA ITEM NO: 16

DATE: 06/26/2017

ORDINANCE NO: 17-47

RESOLUTION NO:

READING: SECOND

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE FOR GLENN ROAD CAPITAL LLC., APPROVING 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.

BACKGROUND

See attached report

REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Section 1111.03 Preliminary Plat requirements of the Subdivision Regulations.

COMMITTEE RECOMMENDATION:

Planning Commission approved this case 6-0 on June 7, 2017.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)

See attached

ORDINANCE NO. 17-47

AN ORDINANCE FOR GLENN ROAD CAPITAL LLC., APPROVING 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.

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NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

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3. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
4. The single family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
5. All homes shall have basements which shall have gravity sewer to the lowest elevation to allow for basement bathrooms and fixtures by

gravity connection only. Hung sewers, grinder pumps and the like shall not be permitted.

- 6. The proposed pocket park in Reserve "E" shall be programmed with play equipment, etc.(as submitted) per the Parks and Natural Resource Director, prior to approval of the final plat in Section 4 and shall be maintained by the Homeowner's Association with an easement dedicated to the City for public use.
- 7. A minimum 3 foot high mound with landscaping shall be located in Reserve "F" of Section 5 between the future extension of Crownover Way and rear of the adjacent single family lots to the east. The evergreen trees shall be a minimum 4 foot high at installation and the deciduous trees shall be a minimum 1.75 inch caliper. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowner's Association. The subject plan shall be reviewed and approved by the Shade Tree Commission.
- 8. A street tree plan shall be submitted and approved by the Shade Tree Commission.
- 9. Any tree removal and/or replacement requirements shall achieve compliance with Chapter 1168 Tree Preservation Regulations and shall be required prior to final plat approvals for each section.
- 10. These sections of the Belmont Place Subdivision shall be placed in the Delaware South New Community Authority prior to issuance of building permits, is located within the Evans Residential TIF district and is subject to the South East Highland Sanitary Sewer additional capacity charge of \$3,200 per dwelling unit.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION:

YEAS___NAYS___
ABSTAIN ___

PASSED: _____, 2017

YEAS___NAYS___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR



FACT SHEET

AGENDA ITEM NO: 17

DATE: 06/26/2017

ORDINANCE NO: 17-48

RESOLUTION NO:

READING: SECOND

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE FOR GLENN ROAD CAPITAL LLC., APPROVING A FINAL SUBDIVISION PLAT FOR BELMONT PLACE SECTION 4 FOR 34 SINGLE FAMILY LOTS ON APPROXIMATELY 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.

BACKGROUND

See attached report

REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Section 1111.05 Final Plat requirements of the Subdivision Regulations.

COMMITTEE RECOMMENDATION:

Planning Commission approved this case 6-0 on June 7, 2017.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval as submitted with the documented conditions.

ATTACHMENT(S)

See attached

ORDINANCE NO. 17-48

AN ORDINANCE FOR GLENN ROAD CAPITAL LLC., APPROVING A FINAL SUBDIVISION PLAT FOR BELMONT PLACE SECTION 4 FOR 34 SINGLE FAMILY LOTS ON APPROXIMATELY 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.

WHEREAS, the Planning Commission at its meeting of June 7, 2017 recommended approval of a Final Subdivision Plat for Glenn Road Capital LLC., for Belmont Place Section 4 for 34 single family lots on approximately 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 (PC 2017-1043).

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Final Subdivision Plat for Glenn Road Capital LLC., for Belmont Place Section 4 for 34 single family lots on approximately 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, is hereby confirmed, approved, and accepted with the following conditions that:

1. The Applicant needs to obtain final 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.
2. The off-site storm water improvements shall comply with the minimum City and County regulations.
3. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
4. The single family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
5. All homes shall have basements which shall have gravity sewer to the lowest elevation to allow for basement bathrooms and fixtures by

gravity connection only. Hung sewers, grinder pumps and the like shall not be permitted.

- 6. The proposed pocket park in Reserve “E” shall be programmed with play equipment, etc.(as submitted) per the Parks and Natural Resource Director, prior to approval of the final plat in Section 4 and shall be maintained by the Homeowner’s Association with an easement dedicated to the City for public use.
- 7. A minimum 3 foot high mound with landscaping shall be located in Reserve “F” of Section 5 between the future extension of Crownover Way and rear of the adjacent single family lots to the east. The evergreen trees shall be a minimum 4 foot high at installation and the deciduous trees shall be a minimum 1.75 inch caliper. The maintenance of the mound and associated landscaping shall be the responsibility of the Homeowner’s Association. The subject plan shall be reviewed and approved by the Shade Tree Commission.
- 8. A street tree plan shall be submitted and approved by the Shade Tree Commission.
- 9. Any tree removal and/or replacement requirements shall achieve compliance with Chapter 1168 Tree Preservation Regulations and shall be required prior to final plat approvals for each section.
- 10. These sections of the Belmont Place Subdivision shall be placed in the Delaware South New Community Authority prior to issuance of building permits, is located within the Evans Residential TIF district and is subject to the South East Highland Sanitary Sewer additional capacity charge of \$3,200 per dwelling unit.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION:

YEAS___NAYS___
ABSTAIN ___

PASSED: _____, 2017

YEAS___NAYS___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR



FACT SHEET

AGENDA ITEM NO: 18

DATE: 06/26/2017

ORDINANCE NO:

RESOLUTION NO: 17-40

READING: FIRST

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Sean Hughes, Economic Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

A RESOLUTION AUTHORIZING THE CITY MANAGER TO NEGOTIATE AN INCENTIVE PACKAGE WITH COHATCH, 659 HIGH ST., WORTHINGTON, FOR A HIGH-END CO-WORKING SPACE IN DOWNTOWN DELAWARE.

BACKGROUND:

We are requesting City Council's approval for the City Manager to finalize negotiations for an incentive package for CoHatch to open high-end co-working offices in downtown Delaware. CoHatch currently has two locations in Worthington and is seeking a location in downtown Delaware. The concept of co-working is to create flexible and customized workspaces and office solutions for small, medium and large businesses to house sales, marketing, engineering and innovation teams in markets around the world. One of the more successful companies doing this concept globally is www.wework.com. More information on Co-Hatch can be found at www.cohatch.com.

REASON WHY LEGISLATION IS NEEDED:

The City Manager and staff are seeking the support of City Council on this innovative new office project as an incentive package finalized for future Council approval.

COMMITTEE RECOMMENDATION:

N/A

FISCAL IMPACT(S):

COST: N/A

FUND SOURCES: N/A

BUDGETED: NO

DEPARTMENTS IMPACTED: Economic Development

POLICY CHANGES:

N/A

PRESENTER(S):

Sean Hughes, Economic Development Director

RECOMMENDATION:

Approval

ATTACHMENT(S)

N/A



FACT SHEET

AGENDA ITEM NO: 19

DATE: 06/26/2017

ORDINANCE NO:

RESOLUTION NO: 17-41

READING: FIRST

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David M. Efland, Director of Planning & Community Development

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

A RESOLUTION OPPOSING THE PRESIDENT'S BUDGET PROPOSAL TO ELIMINATE FUNDING FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S COMMUNITY DEVELOPMENT BLOCK GRANT AND THE HOME INVESTMENT PARTNERSHIPS PROGRAMS.

BACKGROUND:

The currently proposed federal FY 2018 budget has ramifications for the City of Delaware as it proposes the total elimination of the Community Development Block Grant (CDBG) program and the HOME Investment Partnerships program funding. Passage of the proposed federal budget will eliminate these programs. It is recommended that we engage our state and national representatives to help maintain this critical funding that has produced needed improvements to our community through many years. Please see attached Staff memo for additional background.

REASON WHY LEGISLATION IS NEEDED:

In order to formally oppose the current proposed budget eliminating CDBG and HOME grants among other similar granting sources and to call upon the City's Federal elected representatives to protect funding for these vital grant programs.

COMMITTEE RECOMMENDATION:

N/A

FISCAL IMPACT(S):

Potential loss of funding from CDBG and HOME grant sources as well as other similar grant sources.

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland

RECOMMENDATION:

Passage

ATTACHMENT(S)

Staff memo dated June 12, 2017 with attachments.

RESOLUTION NO. 17-41

A RESOLUTION OPPOSING THE PRESIDENT’S BUDGET PROPOSAL TO ELIMINATE FUNDING FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT’S COMMUNITY DEVELOPMENT BLOCK GRANT AND THE HOME INVESTMENT PARTNERSHIPS PROGRAMS.

WHEREAS, the President’s proposed FY2018 federal budget makes significant cuts to U.S. Department of Housing and Urban Development programs specifically the elimination of the Community Development Block Grant (CDBG) and the elimination of the HOME Investment Partnership Program; and

WHEREAS, the City of Delaware has utilized its allocation for necessary street repaving within low and moderate income areas in recent years; and

WHEREAS, the current proposed budget eliminates completely these and other grant sources which have been vital to this community and others across the nation for many years; and

WHEREAS, the proposed budget will hurt local businesses, destabilize neighborhoods and limit access to critical human services for residents in need.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Delaware, State of Ohio:

SECTION 1: The City opposes the President’s proposed budget eliminating CDBG and HOME grants among other similar grant resources.

SECTION 2: The City hereby calls on its Congressional Delegation to protect funding for these vital programs of the U.S. Department of Housing and Urban Development.

SECTION 3: This resolution shall be effective immediately upon its passage.

PASSED: _____, 2017

YEAS___ NAYS___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR

MEMORANDUM

TO: R. Thomas Homan, City Manager
FROM: David M. Efland, Planning & Community Development Director (PE)
Dianne Guenther, Development Planner dg
DATE: June 12, 2017
RE: President's Proposed FY2018 Budget -Impact Upon CDBG and HOME Funds

The currently proposed federal budget has ramifications for the City of Delaware as it proposes the total elimination of the Community Development Block Grant (CDBG) program and the HOME Investment Partnerships program funding. Attached are position papers by the American Planning Association and the United States Conference of Mayors in this regard.

CDBG funds are used for an array of qualified projects which revitalize communities and provide public services, such as park improvements; demolition of unsafe structures; ADA improvements; street paving, historic preservation and downtown revitalization efforts; senior and low-income child day care, transportation, and meal programs; neighborhood community centers; home repair programs; and infrastructure improvements to support neighborhoods, as well as job creation and retention for local business and industry.

HOME funds are used for a variety of housing activities also according to local needs, including tenant-based rental assistance, housing rehabilitation, downpayment assistance to homebuyers, new construction of multi-unit or single family housing for low-income individuals and households.

The State of Ohio provides an annual CDBG grant allocation to the City of approximately \$80,000 per program year currently. The State had already taken the preemptive action of allocating CDBG funds on a biennial basis – once every 2 years – meaning the City would receive nothing for PY2017 funding (2018 construction season) but receiving approximately double the current annual allocation in PY2018 (2019 construction season) keeping essentially level funding over the two year period.

Over approximately the last decade, the City of Delaware utilized almost \$900,000 of CDBG funds for:

- Street Repaving in tandem with OPWC and City funds for the annual Street Maintenance Program in the East Side and South Side neighborhoods
- Sidewalk, curbs, and bikepath improvements in the East Side and South Side neighborhoods
- Liberty Community Center Roof and Demolition of 27 Oak Street
- Zero depth entry portion of the Jack Florance Pool renovations

The City was awarded competitive grants of almost \$900,000 in HOME and CDBG funds for:

- Rehabilitation of 4 homes and repairing of 11 homes
- Construction of 4 Habitat for Humanity Homes
- Tenant Based Rental Assistance for 62 households

Passage of the proposed federal budget will eliminate these programs. We would recommend engaging our state and national representatives to help maintain this critical funding that has produced needed improvements to our community through many years.



American Planning Association
Ohio Chapter
Making Great Communities Happen

JUNE 02, 2017



LEGISLATIVE

News + Advocacy

What You Need to Know

A New Foundation for America's Greatness is the President's full, detailed budget proposal and includes specifics and explanations for the plan originally outlined by the "skinny budget" preview released in March. The full budget largely mirrors the "skinny budget" and proposes many of the same cuts. Unlike the skinny budget, though, the full budget also contains a broad outline of the President's \$1 trillion infrastructure proposal.

The proposal cuts \$54 billion in funding for non-defense programs, diverting that funding to defense. As a result of this massive disinvestment in domestic priorities, many programs that are critical to the development and maintenance of strong communities, a clean environment, and safe, reliable transportation networks were eliminated.

The President proposed the total elimination of the Community Development Block Grant program, the HOME Investment Partnerships program, and the Choice Neighborhoods Initiative at HUD. In addition, the budget ends support for New Starts transit funding, cuts funding for the TIGER grant program, and eliminates the Economic Development Administration.

APA condemned the cuts proposed by the "skinny budget" and APA President Cynthia Bowen, AICP, issued a [strong statement](#) against the proposal. This statement was sent to every member of Congress and is available on [APA's Legislative Action Center](#).

What You Can Do to TAKE ACTION

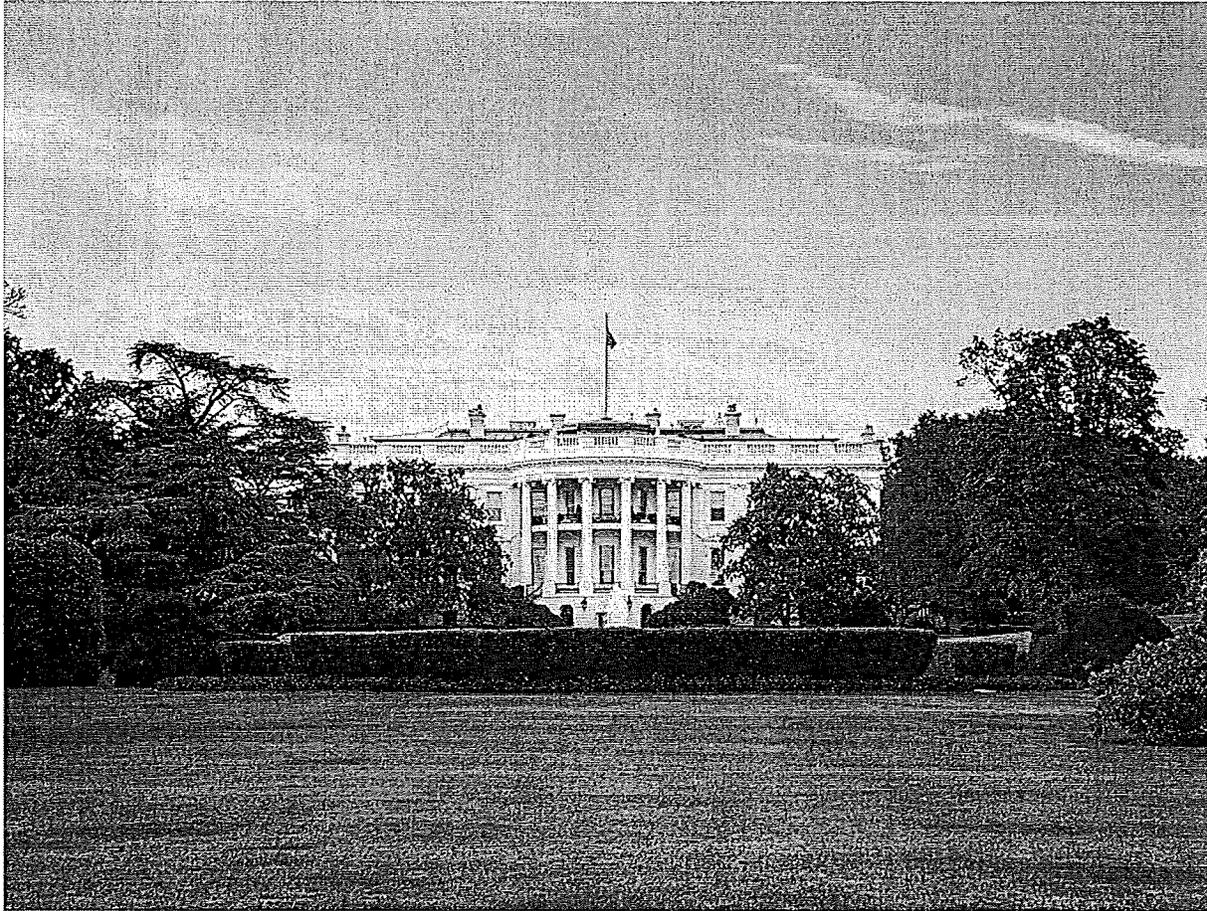
Tell congress why devastating cuts must not happen. Send APA President Cynthia Bowen's statement opposing the Trump administration's harmful FY 2018 budget to your members of Congress. It's quick and easy.

>> [Click here to TAKE ACTION](#)

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Statement of the American Planning Association from APA President Cynthia Bowen, AICP, on the Trump Administration's FY 2018 Federal Budget Proposal



The White House, Washington, D.C.

The federal budget proposal released today utterly fails to meet the needs of the nation's communities. If the proposed cuts to essential community development, housing, and transportation programs are enacted, communities across the nation would face serious threats to economic growth and prosperity. At a time when cities and towns face significant challenges to infrastructure investment, affordable housing, and economic development, the elimination of critical and proven federal programs is damaging and unacceptable.

The budget sent to Congress today would eliminate several critical programs at the Department of Housing and Urban Development, including Community Development Block Grants (CDBG), HOME, and Choice Neighborhoods. In addition, the budget would end support for New Starts transit funding, TIGER grants for key transportation projects, and the Economic Development Administration.

These programs are the foundation of locally led efforts to build stronger, more just, and more prosperous communities. They not only have a proven track record of success and bipartisan support but also act as tools for leveraging private sector investments. The irresponsible cuts in this budget also make our communities more vulnerable and less safe with cuts to coastal mapping and resiliency efforts and the elimination of pre-disaster mitigation planning grants.

Simply put, the scope of these cuts places jobs, development projects, and public health at risk. Further, the proposed changes threaten to undermine expressed priorities of President Trump, ranging from infrastructure investment to boosting growth and jobs.

Planners stand ready to work with Congress and the Administration on policies and programs that will strengthen communities. This budget would take the country in the opposite direction. The elimination of federal programs that help communities plan and prosper will harm essential local housing, transportation, and economic development priorities. They will weaken job creation, hinder private sector growth and investment, and slow efforts to expand opportunity.

APA opposes efforts in this budget that undermine local community development. In particular, APA strongly rejects any effort to eliminate key programs like CDBG, HOME, Choice Neighborhoods, TIGER grants, and transit assistance. Now is the time for federal partners to assist communities in creating stronger and more economically vibrant places. However, this budget moves the nation in the opposite direction. APA calls on Congress to reject these cuts and support essential investments in the future of our communities.



The Nation's Mayors Sound Alarm on Trump FY 2018 Budget: Statement by USCM CEO & Executive Director Tom Cochran

Washington, D.C. – U.S. Conference of Mayors (USCM) CEO and Executive Director Tom Cochran issued the following statement on the release of President Trump's FY 2018 budget proposal, A New Foundation for American Greatness:

"Mayors across the country are deeply troubled by President Trump's brazen attack on the very people he promised to protect. The unprecedented cuts to critical domestic programs would be nothing short of devastating to all our nation's cities, piercing the very soul of America.

"President Trump's proposed budget stands to drastically reduce or eliminate programs that benefit the most vulnerable of our citizens. Instead of assisting those struggling to make ends meet as he promised, the President plans to ax services designed to forge a path for working families into the middle class. In effect, President Trump pulls the rug out from under those who are already living on the edge.

"Specifically, the Community Development Block Grant (CDBG) would be eliminated, a program that OMB Director Mick Mulvaney characterized as one that does not work. Nothing could be further from truth. For the past 40 years, since its inception, this program has a proven track record of revitalizing neighborhoods and creating jobs.

In light of this, The U.S. Conference of Mayors released today bipartisan letters to Congressional leaders in both the House and Senate in strong support of the CDBG program. More than 350 mayors representing all 50 states, the District of Columbia and Puerto Rico, signed the CDBG letter and remain committed to fighting this destructive cut.

"While many of the nation's cities and metropolitan areas are strong and continue to drive the national economy forward, many have not yet rebounded from the Great Recession. We cannot and will not turn a blind eye to these communities that are hurting from federal disinvestment.

"President Trump's proposed cuts betray his campaign pledge to the American people to

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- > [Mayors Karen Freeman-Wilson, Ed Pawlowski to Speak in Support of Community Development Block Grant Funding](#)
- > [The Nation's Mayors Sound Alarm on Trump FY 2018 Budget: Statement by USCM CEO & Executive Director Tom Cochran](#)

make the country stronger. If Congress allows these cuts to workforce training, education, housing, public safety, the arts, the EPA and other social services to prevail, the impact will be felt far and wide, severely affecting people living in cities large and small; suburban and rural.

"Further, the elimination and phase out of the National Endowment of the Arts, National Endowment of the Humanities and Institute of Museum and Library Services would destroy the cultural infrastructure of the nation.

"Throughout the campaign, President Trump vowed to make the country stronger and to keep all Americans safe. It's ironic that the morning after the deadly terrorist attack in Manchester, his budget proposes significant cuts to key Homeland Security programs, a direct contradiction to what he repeatedly promised.

"Yesterday the Attorney General issued a memorandum defining sanctuary jurisdictions as those not in compliance with 8 U.S.C. §1373, a narrow definition. Today the Budget proposes a legislative change that would significantly broaden §1373, threatening many more jurisdictions with noncompliance for upholding the law and the Constitution.

"Since 1932, USCM has maintained that there should be a strong federal-city funding partnership to serve the millions that reside in our cities. In the name of devolution, this budget proposal, at the direction of Mulvaney, would turn billions of funds over to states, putting the future of the American people in the hands of governors and state legislators. Mayors are simply asking for the tax dollars that we send to Washington to be directly repatriated home so we can meet the needs of our local residents in a cost-effective manner.

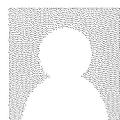
"The nation's mayors will be on the front line fighting against this draconian vision for America's cities and metro areas. The U.S. Conference of Mayors stands ready to work with Congress to craft a budget that reflects the truthful needs of this country's men, women, and children."

Share this:



By Elena Temple | May 23, 2017 | Community Development and Housing, Press Room

About the Author: Elena Temple



Elena Temple is the Director of Public Affairs for the Conference. She can be contacted by phone at 202-286-1100 or via email at etemple@usmayors.org.

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FACT SHEET

AGENDA ITEM NO: 20

DATE: 06/26/2017

ORDINANCE NO: 17-49

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Bill Ferrigno, Public Works Director/City Engineer

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE APPROVING THE SALE OF A STREET DEPARTMENT 2002 INTERNATIONAL TANDEM DUMP TRUCK THAT HAS OUTGROWN ITS USEFUL SERVICEABLE LIFE.

BACKGROUND:

This vehicle has been deemed beyond its serviceable life to the City of Delaware. The tandem dump truck has been replaced with a newer model. The anticipated sale price will be in excess of the \$5,000.00 threshold.

REASON WHY LEGISLATION IS NEEDED:

Council approval for the sales is necessary based on Delaware City Code Section 108.

COMMITTEE RECOMMENDATION:

N/A

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

Bill Ferrigno, Public Works Director/City Engineer

RECOMMENDATION:

Approval

ATTACHMENT(S)

N/A

ORDINANCE NO. 17-49

AN ORDINANCE APPROVING THE SALE OF A STREET DEPARTMENT 2002 INTERNATIONAL TANDEM DUMP TRUCK THAT HAS OUTGROWN ITS USEFUL SERVICEABLE LIFE.

WHEREAS, the City of Delaware is the owner of a 2002 International Tandem Dump Truck which is anticipated will exceeded the \$5,000.00 threshold when offered for online sale; and

WHEREAS, The Public Works Director has determined that the vehicle is no longer needed for municipal purposes; and

WHEREAS, Council finds that the vehicles has no historical value.

NOW, THEREFORE, BE IT ORDAINED, by the Council of the City of Delaware, State of Ohio that:

SECTION 1. The 2002 International Tandem Dump Truck be sold pursuant to Delaware City Code Section 108.

SECTION 2. The vehicle will be advertised for sale on the electronic website known as GovDeals. Bids will be electronically received by GovDeals by a date and time as established and sold to the highest bidder.

SECTION 3. This Council finds and determines that all formal actions of this council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION:

YEAS___NAYS___
ABSTAIN ___

PASSED: _____, 2017

YEAS___NAYS___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR



MAY FINANCE REPORT

TO: Members of City Council
FROM: Dean Stelzer, Finance Director
DATE: June 22, 2017

Reports Included

<u>Page</u>	<u>Reports</u>	<u>Purpose</u>
2	Revenues by Source	This summary compares year-to-date revenues for 2015 to 2014 by source.
3	General Fund	Summary of General Fund budgeted revenues, expenditures and fund balance.
4	Other Operating Funds	Summary of budgeted revenues, expenditures, & fund balances for non-general fund operating funds.
5	Other Funds	Other non-operating funds revenues, expenditures and fund balance.
6	Insurance	Summary of the City's self-funded health insurance costs with comparisons to last year.
7	Income Tax	Monthly income tax collections for last three years. Also includes tax collection projections for remainder of the year.
8	Recreation Levy Summary	Reflects 2017 and total Recreation Levy expenditures by Phase.

Highlights:

YTD 2016 Budget Supplementals

- 17-17 \$9,333 - General Fund - Refund fire insurance bond
- 17-31 \$14,000 - Project Trust Fund - Springfield Trail/Howald
- 17-36 \$60,000 - General Bond Retirement Fund, \$36,000 Water Fund, \$10,000 Sewer Bond Fund - Bond issuance costs.
- 17-37 \$175,000 - General Fund - Comprehensive Plan
- 17-39 \$5,000 - General Fund - AEP industrial park sign replacement

FINANCE DIRECTOR'S REPORT
REVENUES BY SOURCE
May 31, 2017

	Revenues @ 5/31/17	Revenues @ 5/31/16	% Change
TAXES			
Income Tax	\$ 12,784,442	\$ 12,234,924	4.49%
Property Tax	912,355	979,176	-6.82%
Local Government Fund	239,707	244,265	-1.87%
Hotel/Motel Tax	26,933	25,925	3.89%
Gasoline Taxes	463,808	457,950	1.28%
License Plate Tax	277,848	279,138	-0.46%
FEES			
Franchise Fee (cable tv)	\$ 184,045	\$ 177,024	3.97%
Parking Meter & Lot Fees	34,776	34,650	0.36%
Fines/Forfeitures/Court Diversion Fees	56,593	63,880	-11.41%
Impact Fees	205,390	357,245	-42.51%
Airport - Fuel	169,358	141,153	19.98%
Cemetery	100,583	72,256	39.20%
Golf Course	58,105	59,774	-2.79%
REIMBURSEMENTS			
Engineering Fees	\$ 802,925	\$ 551,945	45.47%
Fire/EMS Reimbursement	516,322	67,389	666.18%
Prosecutor Reimbursements	147,145	126,362	16.45%
Building Permits and Fees	310,878	361,433	-13.99%
UTILITY CHARGES			
Water - Meter Charges	\$ 2,135,194	\$ 2,067,748	3.26%
- Capacity Fees	587,883	625,229	-5.97%
Sewer - Meter Charges	2,616,432	2,555,900	2.37%
- Capacity Fees	554,924	590,519	-6.03%
Refuse	1,460,079	1,414,603	3.21%
Storm Sewer	356,530	360,040	-0.97%
MUNICIPAL COURT REVENUES	\$ 1,516,195	\$ 1,484,119	2.16%

FINANCE DIRECTOR'S REPORT
GENERAL FUND REVENUES
May 31, 2017

May 41.7% of year	Revenues 5/31/2017	2017 Budget	Revenues As % of Budget	Comparative Revenues 5/31/2016	% Change YTD
GENERAL FUND					
Property Tax	706,401	1,522,000	46.41%	753,780	(6.29%)
City Income Tax	6,915,514	14,391,065	48.05%	6,621,413	4.44%
Other Taxes	0	0	0.00%	100	0.00%
Local Government Fund	239,707	617,500	38.82%	244,265	(1.87%)
Fines and Forfeitures	56,593	145,000	39.03%	63,880	(11.41%)
Engineering Fees	802,925	810,000	99.13%	551,945	45.47%
Prosecutor Contracts	147,145	260,000	56.59%	126,362	16.45%
Parking Meters	15,252	37,000	41.22%	15,469	(1.40%)
Other Fees and Contracts	10,214	0	0.00%	9,855	3.64%
Liquor Permits	39,488	45,000	87.75%	37,229	6.07%
Franchise Fees	184,045	355,000	51.84%	177,024	3.97%
Licenses & Permits	310,878	725,000	42.88%	361,433	(13.99%)
Investment Income	87,683	175,000	50.10%	39,870	119.92%
Miscellaneous	23,695	150,000	15.80%	54,442	(56.48%)
Reimbursements	78,370	168,000	46.65%	34,925	124.40%
Transfers	782,209	1,920,000	40.74%	769,982	1.59%
TOTAL	10,400,119	21,320,565	48.78%	9,861,974	5.46%

GENERAL FUND EXPENDITURES

	Expenses 5/31/2017	2017 Budget	Expenses As % of Budget	Comparative Expenses 5/31/2016	% Change YTD
GENERAL FUND					
City Council	48,666	151,797	32.06%	34,671	40.37%
City Manager	272,413	684,160	39.82%	292,496	(6.87%)
Human Resources	113,722	349,298	32.56%	95,995	18.47%
Economic Development	206,501	388,834	53.11%	170,836	20.88%
Legal Affairs/Prosecution	299,383	797,760	37.53%	302,206	(0.93%)
Finance	559,691	1,551,135	36.08%	543,328	3.01%
Income Tax Refunds	290,251	360,000	80.63%	261,237	11.11%
General Administration	2,447,228	5,684,387	43.05%	1,985,345	23.26%
Risk Management	2,178	332,900	0.65%	9,627	(77.38%)
Police	3,075,345	8,173,369	37.63%	2,895,788	6.20%
Planning	389,861	1,136,486	34.30%	369,391	5.54%
Engineering	540,137	1,485,329	36.36%	434,939	24.19%
City Buildings	161,711	478,763	33.78%	159,941	1.11%
TOTAL	8,407,087	21,574,218	38.97%	7,555,800	11.27%

General Fund Beginning Balance January 1, 2017	4,382,218
2017 General Fund Revenues	10,400,119
2017 General Fund Expenditures	(8,407,087)
Advances to Other Funds	-
Outstanding Encumbrances 5/31/17	(420,810)
General Fund Ending Fund Balance May 31, 2017	<u>5,954,440</u>

FINANCE DIRECTOR'S REPORT

OTHER OPERATING FUNDS

May 31, 2017

REVENUES

	Revenues 5/31/2017	2017 Budget	Revenues As % of Budget	Comparative Revenues 5/31/2016	% Change YTD
STREET MAINTENANCE & REPAIR	1,189,114	2,806,691	42.37%	1,112,400	6.90%
STORM SEWER	357,012	852,000	41.90%	360,606	(1.00%)
PARKS AND RECREATION	668,527	1,427,500	46.83%	480,339	39.18%
CEMETERY	100,583	212,500	47.33%	72,256	39.20%
AIRPORT OPERATIONS	249,299	711,218	35.05%	216,207	15.31%
FIRE/EMS INCOME TAX	8,954,705	14,940,746	59.93%	4,802,977	86.44%
MUNICIPAL COURT	1,090,231	2,736,750	39.84%	1,079,747	0.97%
GOLF COURSE	58,105	173,700	33.45%	59,774	(2.79%)
WATER	2,454,378	5,650,132	43.44%	2,217,871	10.66%
SEWER	2,799,521	7,180,000	38.99%	2,696,335	3.83%
REFUSE	1,476,041	3,588,500	41.13%	1,427,657	3.39%
GARAGE ROTARY	161,360	645,440	25.00%	150,777	7.02%
INFORMATION TECH. ROTARY	263,213	1,052,850	25.00%	234,133	12.42%
TOTAL	19,822,089	41,978,027	47.22%	14,911,079	32.94%

EXPENDITURES

	Expenditures 5/31/2017	2017 Budget	Expenses As % of Budget	Comparative Expenses 5/31/2016	% Change YTD
STREET MAINTENANCE & REPAIR	1,002,250	2,924,173	34.27%	859,754	16.57%
STORM SEWER	553,455	1,542,458	35.88%	243,883	126.93%
PARKS AND RECREATION	454,354	1,393,719	32.60%	404,152	12.42%
CEMETERY	105,121	411,281	25.56%	89,679	17.22%
AIRPORT OPERATIONS	209,939	801,551	26.19%	197,845	6.11%
FIRE/EMS INCOME TAX	3,539,930	14,111,551	25.09%	4,059,466	(12.80%)
MUNICIPAL COURT	955,586	2,641,901	36.17%	925,061	3.30%
GOLF COURSE	61,866	200,014	30.93%	62,584	(1.15%)
WATER OPERATIONS	1,705,073	5,939,211	28.71%	1,519,429	12.22%
SEWER OPERATIONS	1,400,921	7,391,675	18.95%	1,428,194	(1.91%)
REFUSE	1,074,300	5,370,832	20.00%	1,422,881	(24.50%)
GARAGE ROTARY	236,225	643,633	36.70%	245,708	(3.86%)
INFORMATION TECH. ROTARY	372,108	1,053,120	35.33%	335,395	10.95%
TOTAL	11,671,128	44,425,119	26.27%	11,794,031	(1.04%)

FUND BALANCES

	Fund Balance 1/1/2017	Revenues 5/31/2017	Expenditures 5/31/2017	Outstanding Encumb.	Fund Balance 5/31/2017
STREET MAINTENANCE & REPAIR	442,970	1,189,114	1,002,250	114,136	515,698
STORM SEWER	1,921,698	357,012	553,455	223,175	1,502,080
PARKS AND RECREATION	232,381	668,527	454,354	187,631	258,923
CEMETERY	299,378	100,583	105,121	20,640	274,200
AIRPORT OPERATIONS	232,295	249,299	209,939	54,306	217,349
FIRE/EMS INCOME TAX	5,637,179	8,954,705	3,539,930	326,372	10,725,582
MUNICIPAL COURT	1,881,840	1,090,231	955,586	6,940	2,009,545
GOLF COURSE	69,962	58,105	61,866	10,884	55,317
WATER OPERATIONS	1,421,338	2,454,378	1,705,073	236,967	1,933,676
SEWER OPERATIONS	2,661,859	2,799,521	1,400,921	97,418	3,963,041
REFUSE	2,185,719	1,476,041	1,074,300	654,826	1,932,634
GARAGE ROTARY	273,429	161,360	236,225	83,582	114,982
INFORMATION TECH. ROTARY	561,103	263,212	372,108	59,762	392,445
TOTAL	17,821,151	19,822,088	11,671,128	2,076,639	23,895,472

FINANCE DIRECTOR'S REPORT
OTHER FUND REVENUES/EXPENSES/FUND BALANCE
May 31, 2017

	Beginning Fund Balance	Revenues 5/31/2017	Expenses 5/31/2017	Outstanding Encumbrances	Ending Fund Balance
STATE HIGHWAY IMPROVEMENT	106,060	43,221	0	0	149,281
LICENSE FEE	223,448	170,789	0	0	394,237
TREE FUND	211,030	77,951	0	0	288,981
AIRPORT 2000 T-HANGAR	143,529	38,897	30,371	9,226	142,829
RECREATION FACILITIES TAX	3,530,990	1,046,223	591,192	73,724	3,912,297
AIRPORT TIF	57,415	12,501	0	0	69,916
GLENN RD BRIDGE TIF	1,463,310	459,242	53,249	189,062	1,680,241
SKY CLIMBER/V&P TIF	0	9,796	9,796	40,204	(40,204)
MILL RUN TIF	0	72,581	72,581	87,419	(87,419)
COURT IDIAM	18,784	6,700	17,615	576	7,293
DRUG ENFORCEMENT	54,013	2,296	0	0	56,309
COURT ALCOHOL TREATMENT	516,519	41,942	10,790	0	547,671
OMVI ENFORCEMENT/EDUCATION	4,036	947	0	0	4,983
POLICE JUDGEMENT	114,881	7,415	14,497	14,271	93,528
PARK DEVELOPMENT	205,177	26,808	0	0	231,985
COMPUTER LEGAL RESEARCH	486,966	121,345	21,955	18,309	568,047
COURT SPECIAL PROJECTS	865,397	120,793	11,861	40,148	934,181
PROBATION SERVICES	451,587	134,236	11,910	8,202	565,711
POLICE/FIRE DISABILITY	0	205,953	205,953	0	0
COMMUNITY PROMOTION FUND	45,497	37,058	52,568	43,796	(13,809)
CDBG GRANT	2,530	0	230	0	2,300
ED REVOLVING LOAN	478,274	49,423	32,670	80,002	415,025
HOUSING GRANT PROGRAM INCOME	27,018	0	14,400	12,618	0
CHIP GRANT	(62,267)	62,270	103,967	43,590	(147,554)
GENERAL BOND RETIREMENT	72,367	1,752,003	1,491,919	0	332,451
PARK IMPROV BONDS FUND	107,796	540,178	0	0	647,974
SE HIGHLAND SEWER BOND FUND	83,023	415,767	0	0	498,790
CAPITAL IMPROVEMENT	1,408,850	949,615	746,470	331,730	1,280,265
FAA AIRPORT GRANT	(374,800)	362,892	19,485	37,600	(68,993)
FAA AIRPORT AIP GRANT	(406,370)	428,897	25,000	0	(2,473)
EQUIPMENT REPLACEMENT	199,822	455,000	294,391	273,523	86,908
PARK IMPACT FEE	1,082,919	122,061	84,523	288,880	831,577
POLICE IMPACT FEE	334,055	17,328	17,963	1,462	331,958
FIRE IMPACT FEE	330,732	33,438	18,981	1,469	343,720
MUNICIPAL SERVICES IMPACT FEE	535,122	38,846	32,481	1,469	540,018
GLENN ROAD CONSTRUCTION FUNDS	3,486,736	10,938,153	11,384,158	17,792	3,022,939
PARKING LOTS	28,666	19,524	10,380	7,738	30,072
WATER CIP	9,903,611	2,992,611	3,863,939	106,921	8,925,362
SEWER CIP	6,835,942	1,704,062	3,281,792	277,834	4,980,378
SELF INSURANCE	2,216,317	1,396,460	2,317,828	9,735	1,285,214
WORKERS COMP RESERVE	1,973,888	146,171	149,618	2,994	1,967,447
FIRE DONATION	5,765	580	0	0	6,345
PARK DONATION	25,000	0	0	0	25,000
POLICE DONATION	7,809	40	0	0	7,849
MAYOR'S DONATION	1,958	700	1,238	35	1,385
PROJECT TRUST	560,120	4,195	9,209	2,291	552,815
UNCLAIMED FUNDS	68,119	1,802	0	0	69,921
DEVELOPMENT RESERVE FUND	807,886	0	0	0	807,886
RESERVE ACCOUNT FUND	1,012,323	0	0	0	1,012,323
BERKSHIRE JEDD FUND	32,427	103,440	80,203	119,797	(64,133)
CEMETERY PERPETUAL CARE FUND	36,063	97	280	599	35,281
STATE PATROL TRANSFER	252	27,316	27,316	0	252
STATE BUILDING PERMIT FEES	474	2,776	2,463	0	787
PERFORMANCE BOND FUND	164,146	0	0	0	164,146
TOTAL	39,485,212	25,202,339	25,115,242	2,143,016	37,429,293

City of Delaware
Employee Health Insurance Plan
May 31, 2017

Account	May 2017	YTD 2017	2017 Budget	% of Budget	YTD 2016	% Change 2016-17
Life Insurance	\$ 2,325	\$ 11,571	\$ 29,000	39.9%	\$ 11,386	1.6%
Insurance Opt-Out	2,495	12,475	30,500	40.9%	11,075	12.6%
Preventative Care	1,350	15,475	45,000	34.4%	15,381	0.6%
Vision Coverage	2,054	4,636	13,600	34.1%	-	0.0%
Administrative Fees						
Excise Tax	-	-	40,000	0.0%	-	0.0%
TPA Fees	9,926	39,418	86,000	45.8%	33,452	17.8%
PPO Fees	3,654	18,186	46,000	39.5%	17,738	2.5%
Broker Fees	-	-	7,000	0.0%	2,534	-100.0%
Total Admin	<u>13,580</u>	<u>57,604</u>	<u>179,000</u>	32.2%	<u>53,724</u>	7.2%
Stop Loss Insurance	53,248	265,946	620,000	42.9%	215,302	23.5%
Claims						
Medical	438,117	1,519,707	3,400,000	44.7%	1,173,534	29.5%
Dental	24,751	113,716	300,000	37.9%	101,426	12.1%
Prescription	<u>63,407</u>	<u>316,698</u>	<u>715,000</u>	44.3%	<u>242,583</u>	30.6%
Total Claims	<u>526,275</u>	<u>1,950,121</u>	<u>4,415,000</u>	44.2%	<u>1,517,543</u>	28.5%
Total Costs	601,327	2,317,828	5,332,100	43.5%	1,824,411	27.0%
Employee Payment	65,569	352,382	820,000	43.0%	293,419	
Reimbursements	<u>2,233</u>	<u>68,086</u>	<u>300,000</u>	22.7%	<u>121,727</u>	
NET PLAN COSTS	\$ 533,525	\$ 1,897,360	\$ 4,212,100	45.0%	\$ 1,409,265	34.6%

Enrollment:	Family Coverage	Single Coverage	Total Coverage
April 2017	210	49	259
April 2016	201	50	251

**MONTHLY INCOME TAX REVENUES
2015-2017**

	2015				% OF ACTUAL	2016				% OF ACTUAL	2017				% OF BUDGET
	W/H	PERSONAL	BUSINESS	TOTAL		W/H	PERSONAL	BUSINESS	TOTAL		W/H	PERSONAL	BUSINESS	TOTAL	
JANUARY	1,386,435	325,735	145,382	1,857,552		1,433,007	317,649	37,649	1,788,305		1,794,272	205,680	204,662	2,204,614	
FEBRUARY	1,374,902	315,054	84,287	1,774,243		2,161,101	396,158	52,085	2,609,344		1,304,987	327,145	95,437	1,727,569	
MARCH	1,122,427	601,839	98,726	1,822,992		1,237,708	545,907	234,748	2,018,363		1,175,241	625,299	195,522	1,996,062	
APRIL	1,299,084	2,094,760	670,933	4,064,777		1,481,257	2,185,373	575,354	4,241,984		1,786,686	2,352,889	1,092,340	5,231,915	
MAY	1,283,212	133,840	38,214	1,455,266		1,390,669	153,006	33,392	1,577,067		1,388,195	185,269	50,869	1,624,333	
SUBTOTAL	6,466,060	3,471,228	1,037,542	10,974,830	48.02%	7,703,742	3,598,093	933,228	12,235,063	48.99%	7,449,381	3,696,282	1,638,830	12,784,493	48.04%
JUNE	1,255,611	146,124	199,120	1,600,855		1,267,769	426,520	238,738	1,933,027						
JULY	1,426,574	318,033	55,623	1,800,230		1,426,206	146,332	33,356	1,605,894						
AUGUST	1,379,035	213,566	22,758	1,615,359		1,470,975	140,043	25,584	1,636,602						
SEPTEMBER	1,219,497	194,176	224,009	1,637,682		1,167,550	523,048	257,476	1,948,074						
OCTOBER	1,258,135	403,492	95,560	1,757,187		1,760,852	262,154	134,880	2,157,886						
NOVEMBER	1,437,276	240,304	53,785	1,731,365		1,283,667	213,128	13,244	1,510,039						
DECEMBER	1,294,296	274,186	166,753	1,735,235		1,296,162	420,091	232,478	1,948,731						
TOTALS	15,736,484	5,261,109	1,855,150	22,852,743	102.12%	17,376,923	5,729,409	1,868,984	24,975,316	104.09%	7,449,381	3,696,282	1,638,830	12,784,493	48.04%

BUDGETED 22,378,779 23,993,421 26,614,811
Budgeted Increase % 6.56%

	Total Receipts	Jan-April Receipts	% of Annual Collections	Projection based on ten year trend	
				JAN-MAY 2017 RECEIPTS =	\$12,784,493
2007	12,865,504	6,339,299	49.27%		
2008	14,159,170	7,116,417	50.26%	HIGH =	48.02% \$26,620,980
2009	14,719,896	7,242,116	49.20%	LOW =	50.26% \$25,436,650
2010	15,185,348	7,459,932	49.13%		
2011	17,765,717	8,564,591	48.21%	LAST 3 YR	
2012	19,658,101	9,773,348	49.72%	AVG =	48.39% \$26,421,740
2013	20,557,766	9,996,001	48.62%		
2014	21,537,420	10,369,416	48.15%	*2017 BUDGETED RECEIPTS	\$26,614,811
2015	22,852,743	10,974,830	48.02%		
2016	24,975,316	12,235,063	48.99%		
		10 Year Avg.	48.96%		

**FINANCE DIRECTOR'S REPORT
RECREATION LEVY
May 31, 2017**

<i>Account #</i>	<i>Description</i>	<i>2014 Expended</i>	<i>2015 Expended</i>	<i>2016 Expended</i>	<i>2017 Expended</i>	<i>2017 Encumbered</i>	<i>2017 Remaining Budget</i>	<i>Total 2014 - 2017</i>
Phase 1 - \$20,000,000								
233-0233- 5230	Design	7,090	0	0	0	0	0	7,090
5513	Other Park Improvements	14,981	0	0	0	0	0	14,981
5521	National Guard City Alternatives	117,500	0	0	0	0	0	117,500
5533	Veterans Park Restroom/Shelter	0	100,000	150,000	0	0	0	250,000
	Total	139,571	100,000	150,000	0	0	0	389,571
Phase 2 - \$3,800,000								
233-0233- 5522	Park Asphalt Projects	306,291	59,111	27,841	0	0	0	393,243
5523	Park Seal Coating Projects	36,025	100,894	0	0	0	30,000	166,919
5524	Smith Park Trail	27,461	3,699	205,818	0	0	0	236,978
5525	Park Irrigation	0	0	0	0	0	0	0
5526	Park Aeration	20,109	0	0	0	0	286,000	306,109
5527	Parks General Construction Projects	113,737	6,250	12,645	0	0	157,581	290,213
5528	Dog Park	32,354	34,003	0	0	0	0	66,357
5529	Drainage & Excavation Projects	2,608	0	0	0	0	18,000	20,608
5530	Miscellaneous Park Improvements	42,715	0	0	0	0	25,000	67,715
5531	Income tax collections are down	337,203	0	0	0	0	0	337,203
5532	Wayfinding and Signage	0	0	0	8,500	15,250	0	23,750
5534	Veterans Park Playtoy	0	152,551	94,449	0	58,474	0	305,474
5535	Splashpad Construction	5,300	479,956	51,627	0	0	0	536,883
5536	Parkland Acquisition/Improvement	0	722,272	428,577	0	0	0	1,150,849
5537	Park Improvements Contingency	3,040	0	0	0	0	0	3,040
5538	Pickleball Courts	0	17,035	0	0	0	0	17,035
5710	In House Design	0	4,237	0	0	0	0	4,237
	Total	926,843	1,580,008	820,957	8,500	73,724	516,581	3,926,613
	Phase 1 Totals	139,571	100,000	150,000	0	0	0	389,571
	Phase 1 Reimbursements	72,000						72,000
	Phase 1 Net Cost	67,571	100,000	150,000	0	0	0	317,571
	Phase 1 Net Cost 2009-2013							19,609,505
	TOTAL PHASE 1 COSTS							19,927,076
	Phase 2 Totals	926,843	1,580,008	820,957	8,500	73,724	516,581	3,926,613
	Phase 2 Reimbursements		212,722					212,722
	TOTAL PHASE 2 COSTS	926,843	1,367,286	820,957	8,500	73,724	516,581	3,713,891
	TOTAL ALL PHASES							23,640,967

TO: Mayor Riggle and Members of Council

FROM: R. Thomas Homan, City Manager

SUBJECT: Miscellaneous Matters

DATE: June 26, 2017

1. **Calendar**

See Attached

2. **Per Section 73 Of The City Charter The City Manager Is To Report Contract Agreements**

See Attached

3. **Bi-Weekly Meetings**

June 7

* Hayes Memorial Meeting

June 8

* Iron Man Captain's Meeting

June 12

* Rotary

* Citizen's Academy Graduation

* Council

June 17

* DiGenova Way Dedication

* Habitat for Humanity Dedication

June 19

* Rotary

* Representative Mike Duffey

June 20

* Strand Board Meeting

4. **Required Reading**

Fire Department May Report

June

2017

Sun *Mon* *Tue* *Wed* *Thu* *Fri* *Sat*

1 **2** **3**

4 **5** **6** **7** **8** **9** **10**

Civil Service
Commission
Canceled
Planning 7pm

11 **12** **13** **14** **15** **16** **17**

BZA 7pm

Citizens Academy
Graduation 6:30
pm
Council 7pm

Dedication of
DiGenova Way-
YMCA 10:00 a.m.

18 **19** **20** **21** **22** **23** **24**

Parks & Rec Bd,
7pm

Dedication of
Water Plant
Education Center
10:00 am

25 **26** **27** **28** **29** **30**

Executive Session
6:30 pm
Council 7pm

Shade Tree, 7pm

HPC, 7pm

July

Sun *Mon* *Tue* *Wed* *Thu* *Fri* *Sat*

1

2

3

4

5

6

7

8

City Offices
Closed

Planning
Commission
moved to July 19

9

10

11

12

13

14

15

Council

Civil Service
Commission 3 pm
Sister City 6pm
Public Works
Public Utilities-
canceled

BZA

16

17

18

19

20

21

22

Parks & Rec Bd
7pm

Planning
Commission 7pm

Airport
Commission 7pm

23

24

25

26

27

28

29

Council

Shade Tree 7pm

HPC 7pm

30

31

2017

CONTRACT APPROVAL –June 26, 2017

VENDOR	EXPLANATION OF AGREEMENT	2017 AMOUNT	DEPARTMENT
Columbus Asphalt Paving Inc.	Safe Walks Program	\$433,056.50	Public Works



Delaware Fire Department

May 2017 Monthly Report



PERFORMANCE REVIEW	2014	2015	2016	2017	May	Year-to-Date	% Year to Date	% of Budget	(+ / -)
	Actual	Actual	Actual	Budget	Actual	Actual	Budget	Completed	Projected for Year
Total number of incidents	5,173	5,380	5,891	5,988	499	2,395	40.00%	33.00%	7.00%
Fire	101	126	107	98	12	50	51.02%	33.00%	18.02%
Rupture/Explosion	3	1	5	3	0	5	166.67%	33.00%	133.67%
EMS	4,047	4,254	4,658	4,785	379	1,853	38.73%	33.00%	5.73%
Hazardous Conditions	124	135	150	151	7	65	43.05%	33.00%	10.05%
Service Calls	141	155	128	129	19	51	39.53%	33.00%	6.53%
Good Intent	162	155	213	192	20	116	60.42%	33.00%	27.42%
False Calls	589	541	621	619	59	246	39.74%	33.00%	6.74%
Severe Weather	0	1	3	4	1	2	50.00%	33.00%	17.00%
Other	6	12	6	7	2	7	100.00%	33.00%	67.00%
Number of medical transports	2,586	2,742	2,836	2,900	370	1,273	43.90%	33.00%	10.90%
Narcans Administration	55	43	64	64	5	23	35.94%	33.00%	-2.94%
Percent of priority calls w/ response within 6 min	68%	74%	71%	70%	69%	73%	70.00%	33.00%	3.00%
Percent working structure fires ERF of 15 FF within 12 minutes	78%	85%	100%	70%	N/A	100%	142.86%	33.00%	70.00%
# Structure Fires	9	13	18	10	6	8	80.00%	33.00%	47.00%
# Structure with personnel and Times	7	11	18	7	6	8	114.29%	33.00%	81.29%
Number of commercial inspections conducted	1,473	1,365	1,345	1,450	114	838	57.79%	33.00%	24.79%
Number of plans reviewed within five days	100%	100%	100%	100%	100%	100%	100.00%	33.00%	100.00%
Number of fires greater than \$10,000	8	12	9	10	0	3	30.00%	33.00%	-3.00%
Number of fires of suspicious nature	5	6	3	4	0	0	0.00%	33.00%	-33.00%
Hours of Training	13,335	10,977	12,454	10,000	831	5,791	57.91%	33.00%	24.91%

Major Incidents

- May 3, Village Gate, Structure Fire with a Rescue
- May 8, Airport, Aircraft Emergency, Landed safely
- May 10, Sandusky & Winter, Motorcycle Accident/Major Trauma
- May 16, S. Sandusky, Structure Fire, Person Burned

Other Activities

- Station Tours
- Smoke Detector/Battery Installs
- Conger Elementary, Book Reading
- YMCA – Cancer Patient Event
- WalMart – Re-Opening PR Event
- OhioHealth Ethics Presentation
- Capt Harvey Shuster Funeral (Retired)
- Wal-Mart – Re-Grand Opening
- WillowBrook – Honor Flight Send-off
- Kids Safety Scene – Delaware Co. Fairgrounds

2010 Fire Levy Status

- Equipment - Continuing
 - Committee has reviewed the pre-construction drawings on the new Quint Fire Truck. Members of the committee attended the Pre-Construction meeting April 10-13. Truck was ordered in September and delivery is expected in October 2017.



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- Three new Paramedic trucks were placed in-service and are operating at all of our Fire Stations.
 - Staff cars have been replaced in 2012-2016. This has included the implementation of retired police vehicles for station and inspector cars.
 - The new engine was delivered and placed in-service in April 2013.
 - The new paramedic truck was delivered and was placed in-service in January 2013.
 - The new ladder truck was delivered and was placed in-service in April 2012.
 - Personnel - Continuing
 - FF Taylor Von Lohr completed his paramedic class and certification at Grant Medical center. Taylor graduated with honors and graduated at the top of his class on April 3, 2017.
 - 40 potential new hire candidate names were pulled on October 31, to advance to the application and agility process. Additional Agility Testing took place in December 2016. Background checks have been completed for the candidates and interviews are scheduled with the Fire Chief for the week of April 3.
 - Firefighters Kehlmer and Whitley began full-time work in January. These positions were filled due to resignations. FF Kehlmer and Whitley were previously Part-time Firefighters with our Department.
 - The total amount of new personnel hired since the new levy is 36. Some of these positions have filled open positions.
 - New Fire Station 304 - Continuing
 - Request for Qualifications for the design build construction was posted and were received on January 30.
 - October 24, took action to annex the St 304 property. Lot surveying took place for St 304.
 - Property was purchased in 2011 at 821 Cheshire Rd. The property was leased out and the lease moved out on November 30, 2013. In 2014, we plan to begin the analysis and plans for an anticipated groundbreaking in 2016.
 - The opening of this Station is dependent on the increased staffing. This will be accomplished through the use of Part-Time personnel to supplement the staffing. The Part-Time personnel will be backfilling the open positions caused by personnel scheduled leaves.
 - Fire Station 303 - Completed
 - On September 27, 2013 we began operation 24/7. The Fire Station was dedicated on October 19, 2013.



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2017 Responses Year-to-Date