

PLANNING COMMISSION
July 19, 2017
MOTION SUMMARY

ITEM 1. Roll Call

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

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

Members Absent: Andy Volenik

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

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

ITEM 2. Approval of the Motion Summary of the Planning Commission meeting held on June 7, 2017, as recorded and transcribed.

Motion: Mr. Prall moved to approve the Motion Summary for June 7, 2017 Planning Commission meeting, seconded by Mr. Halter. Motion approved 6-0 vote.

ITEM 3. REGULAR BUSINESS

Anticipated Process

A. Burr Oak Commons

- (1) 2017-1394: A request by Treplus Communities for approval of a Zoning Amendment from B-3 (Community Business District) to B-3 PMU (Planned Mixed Use Overlay District) for Burr Oak Commons containing 92 apartment units on approximately 20.06 acres located on the north side of SR 37 just west of Westfield Shopping Center and just east of Lantern Chase Subdivision.
- (2) 2017-1395: A request by Treplus Communities for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) for Burr Oak Commons containing 92 apartment units on approximately 20.06 acres located on the north side of SR 37 just west of Westfield Shopping Center and just east of Lantern Chase Subdivision.
- (3) 2017-1396: A request by Treplus Communities for approval of a Preliminary Development Plan for Burr Oak Commons containing 92

apartment units on approximately 20.06 acres zoned B-3 PMU and located on the north side of SR 37 just west of Westfield Shopping Center and just east of Lantern Chase Subdivision.

a. Staff Presentation

Mr. Schultz discussed the proposed site plan and reviewed the location and zoning of the property. Mr. Schultz discussed the need for an emergency access location and that staff is evaluating potential locations. Mr. Schultz discussed the proposed building plans. A discussion was held regarding the plans for the apartments to be senior age restricted.

b. Applicant Presentation

APPLICANT:

Jane Arthur-Rostovic
1515 Lake Shore Drive
Columbus, Ohio 43204

Steve Martin
Manos, Martin and Pergram, LPA
50 North Sandusky Street
Delaware, Ohio 43015

Ms. Arthur discussed the various amenities that will be provided to the tenants.

Chairman Simpson requested a break at 7:40 p.m. and reconvened the meeting at 7:45 p.m.

c. Public comment (public hearing)

PUBLIC COMMENT:

Matt Marquis
2197 Farmland Drive
Delaware, Ohio 43015

Mr. Marquis voiced support for the rezoning, but voiced concerns over emergency access locations and storm water concerns.

Michelle Strum
2209 Farmland Drive
Delaware, Ohio 43015

Ms. Strum requested information on the amount of bedrooms in the buildings that will be behind her and requested more information on the 30ft build line. Ms. Strum also requested information on what type of trees will be used to help

buffer.

Brandon Feller
128 Garden Court
Delaware, Ohio 43015

Mr. Feller voiced concerns over the noise level that they can hear from the shopping center, the displaced wildlife, and emergency access connection. Mr. Feller requested that the mound be over 12 ft.

Brian McDowan
184 Stonhope Drive
Delaware, Ohio 43015

Mr. McDowan voiced concerns over the increase in trespassing and crime that they experienced with the development of Troy Farms. Mr. McDowan also voiced a concern regarding the age restriction and increased traffic concerns.

Daniel Anderson
104 Lantern Chase Court
Delaware, Ohio 43015

Mr. Anderson requested information on the process to relocate wild life that will be displaced with the development.

Andrew Lukens
2215 Farmland Drive
Delaware, Ohio 43015

Mr. Lukens voiced a concern if younger individuals can reside in the apartment.

Ms. Arthur-Rostovic discussed age discrimination laws and that 80% of the occupancy by 55 and older adults.

Mr. Efland discussed the potential locations for the emergency access. Mr. Efland discussed the input from the Shade Tree Commission over trees to be placed on the mounding and provided clarification of the 30 ft. build line. Mr. Efland also discussed bike path connectivity.

Mr. Halter discussed the relocation of wildlife.

d. Commission Action

Motion: Mr. Badger moved to approved 2017-1394, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 6-0 vote.

Motion: Mr. Badger moved to approved 2017-1395, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 6-0 vote.

Motion: Mr. Badger moved to approved 2017-1396, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 6-0 vote.

B. 2017-1472: A request by George Rodman for a Concept Plan Review for the Rodman Property Mixed Use Development on four parcels containing approximately 18.78 acres on property zoned R-3 (One-Family Residential District) located on the west side of Houk Road just north of Greenlawn Drive.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the Comprehensive Land Use Plan and the proposed site plan. Mr. Schultz discussed the plans for condos and office space.

Mr. Halter voiced concerns regarding access location and recommended that the curb cut on Houk Road be a full movement to prevent increase use on Greenlawn Drive. Mr. Weber discussed concerns of potential back up on Houk Road with a full movement curb cut.

b. Applicant Presentation

APPLICANT:

George Rodman
1191 River Road
Ostrander, Ohio 43061

Joe Clase
P.O. Box 167
Radnor, Ohio

Mr. Rodman discussed plans to use the office buildings as general offices and possibly medical offices.

c. Public comment (not a public hearing)

Gary Milner

644 Heritage Blvd.
Delaware, Ohio 43015

Mr. Milner voiced no concerns regarding the plans.

Bruce Wisecarver
1800 Downs Chapel Drive
Delaware Ohio 43015

Mr. Wisecarver voiced concerns over traffic issues at the designated location and recommended widening of the road or potential different locations to develop the project.

d. Commission Action (no action required)

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland reminded the Commission that Mr. Volenik may not be able to attend the August 2, 2017 Planning Commission meeting.

Mr. Efland discussed the hiring process for a Zoning Officer.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Prall informed the Commission that he will not be able to attend the August 2, 2017 Planning Commission meeting.

ITEM 6. NEXT REGULAR MEETING: August 2, 2017

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the June 7, 2017 Planning Commission meeting to adjourn. The meeting adjourned at 8:59 p.m.



Stacy Simpson, Chairperson



Elaine McCloskey, Clerk