

PLANNING COMMISSION
August 2, 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, Councilmember George Hellinger, Vice-Chairman George Mantzoros, and Chairman Stacy Simpson.

Members Absent: Andy Volenik and Dean Prall

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

Motion to Excuse: Councilmember Hellinger moved to excuse Mr. Volenik and Mr. Prall seconded by Mr. Badger. Motion approved by a 5-0 vote.

ITEM 2. Approval of the Motion Summary of the Planning Commission meeting held on July 19, 2017, as recorded and transcribed.

Motion: Mr. Halter moved to approve the Motion Summary for July 19, 2017 Planning Commission meeting, seconded by Vice-Chairman Mantzoros. Motion approved 5-0 vote.

ITEM 3. REGULAR BUSINESS

A. 2017-1719: A request by McDonald's Real Estate Group for approval of an Amended Final Development Plan for an approximate 3,915 square foot McDonald's on approximately 2.0 acres zoned B-4 (General Business District) and located at 2091 US 23 North

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the proposed site and landscape plan, proposed building elevations and access locations.

b. Applicant Presentation

APPLICANT:

Joe Smiley
635 Brooksedge Blvd.
Westerville, Ohio 43081

- c. Public comment (not a public hearing)

There was no public comment.

- d. Commission Action

Motion: Mr. Badger moved to approve 2017-1719, along with all staff recommendations, seconded by Mr. Halter. Motion approved by a 5-0 vote.

- B. 2017-1714: A request by Jackson Real Estate and Development for approval of a Final Development Plan for Jackson Retail Development for a new retail/office building on approximately 1.2 acres on property zoned B-3 PUD (Community Business District with a Planned Unit Development Overlay District) located on the out lot just west of the Panera Bread.

Anticipated Process

- a. Staff Presentation

Mr. Schultz reviewed the proposed site plan and access location. A discussion was held on future road improvements to Central Avenue that are expected to occur with the third out lot due to the closing of Buehlers.

Mr. Efland amended 2017-1714 to include staff condition 19, relative to the dumpster enclosure that shall be constructed of brick or stone to match the materials on the building and have wood doors painted or stained to match.

- b. Applicant Presentation

APPLICANT:

Randall Jackson
555 Metro Place North
Dublin, Ohio 43016

Mr. Jackson voiced his agreement to all staff conditions, including the addition of condition 19 regarding the dumpster.

- c. Public comment (not a public hearing)

There was no public comment.

- d. Commission Action

Motion: Mr. Badger moved to approve 2017-1714, along with all staff recommendations, including condition 19 as stated by staff, seconded by Vice-Chairman Mantzoros. Motion approved by a 5-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland welcomed Jonathan Owen, Project Manager.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Halter voiced concerns over the trash surrounding the Clark Gas Station on South Sandusky Street. Mr. Schultz discussed an upcoming meeting with the property owner.

Mr. Halter voiced a concern over the previous landscape requirements to Garage 26 and when the improvements were required to be completed.

ITEM 6. NEXT REGULAR MEETING: September 6, 2017

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the August 2, 2017 Planning Commission meeting to adjourn. The meeting adjourned at 7:46 p.m.


Stacy Simpson, Chairperson


Elaine McCloskey, Clerk