

PLANNING COMMISSION
October 4, 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, Andy Volenik
Councilmember George Hellinger, Vice-Chairman George Mantzoros, and
Chairman Stacy Simpson.

Staff Present: Matt Weber, Deputy City Engineer, Jerry Warner, Chief Building
Inspector, John Donahue, Fire Chief, Lance Schultz, Zoning Administrator, and
Dave Efland, Planning and Community Development Director

ITEM 2. Approval of the Motion Summary of the Planning Commission
meeting held on September 6, 2017, as recorded and transcribed.

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

ITEM 3. REGULAR BUSINESS

A. Fire Station 304

- (1) 2017-2359: A request by the City of Delaware for approval of a Rezoning
Amendment for Fire Station 304 on 4.102 acres to A-1 (Agricultural
District) and located at the northwest corner of Cheshire Road and Glenn
Parkway.
- (2) 2017-2360: A request by the City of Delaware for approval of a Conditional
Use Permit for Fire Station 304 on 4.102 acres zoned A-1 (Agricultural
District) and located at the northwest corner of Cheshire Road and Glenn
Parkway.
- (3) 2017-2361: A request by the City of Delaware for approval of a Combined
Preliminary and Final Development Plan for Fire Station 304 on 4.102
acres zoned A-1 (Agricultural District) and located at the northwest corner
of Cheshire Road and Glenn Parkway.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the location map, annexation history, comprehensive land
use map, and the proposed site plan. Mr. Schultz discussed the tree removal
and replacement plan and reviewed the landscaping plan. The proposed building
elevations, materials to be used and proposed signage were reviewed by staff.

b. Applicant Presentation

APPLICANT:

John Donahue, Fire Chief
99 S. Liberty St.
Delaware, Ohio 43015

Mr. Prall voiced a concern over the location of the ground mounted solar panels. Staff reviewed the site plan of potential locations.

Mr. Badger voiced a concern over the site distance for the trees placed on Cheshire Rd.

Mr. Warner reviewed the plans for groundbreaking and timeframe of completion.

c. Public comment (public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Prall moved to approve 2017-2359, along with all staff recommendations and conditions, seconded by Mr. Badger. Motion approved by a 7-0 vote.

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ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland provided an update on the American Planning Association Conference that Mr. Schultz and he recently attended.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Councilman Hellinger voiced concerns regarding the surrounding conditions to the S. Sandusky St. entrance to the City of Delaware. Mr. Efland discussed code enforcement efforts in the area.

Mr. Prall requested an update on the Terra Alta development and surrounding area. Mr. Efland informed the Commission that the developer is working on a Master Plan over the development with the recent acquisition of additional land.

Mr. Badger voiced his approval over the restriping improvements on Curtis St. and London Rd, as well as, the new sidewalk on Central Avenue.

ITEM 6. NEXT REGULAR MEETING: November 1, 2017

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the October 4, 2017 Planning Commission meeting to adjourn. The meeting adjourned at 7:40 p.m.


Stacy Simpson, Chairperson


Elaine McCloskey, Clerk