

**PLANNING COMMISSION**  
**November 1, 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, 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 October 4, 2017, as recorded and transcribed.

**Motion:** Councilmember Hellinger moved to approve the Motion Summary for  
October 4, 2017 Planning Commission meeting, seconded by Mr. Prall. Motion  
approved 7-0 vote.

ITEM 3. REGULAR BUSINESS

A. 2017-2592: A request by Judith D. Hook Revocable Trust for approval of  
a Rezoning Amendment for approximately 44.258 acres of Parcel #519-  
312-01-009-000 from R-4 (Medium Density Residential District) and R-6  
(Multi-Family Residential District) to R-3 (One-Family Residential District)  
and located on the west side of Troy Road.

**Anticipated Process**

a. Staff Presentation

Mr. Schultz reviewed the location of the subject property and zoning map. Mr.  
Schultz reviewed with the Commission that the subject property was annexed  
into the City on May 14, 1973 per Ordinance 73-11 as part of the Delvest  
Annexation which included 156.408 acres of the Troy Farms Partnership. Mr.  
Schultz discussed the Comprehensive Plan and that the proposed rezoning  
would achieve compliance with this plan.

b. Applicant Presentation

**APPLICANT:**

Michael R. Shade  
P.O. Box 438  
Delaware, Ohio 43015

c. Public comment (public hearing)

There was no public comment.

d. Commission Action

**Motion:** Mr. Halter moved to approve 2017-2592, along with all staff recommendations and conditions, seconded by Mr. Badger. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland discussed the Comprehensive Plan and inquired if any members would like a hard copy.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Halter voiced concerns regarding the lack of lighting on the bike path on Houk Road.

ITEM 6. NEXT REGULAR MEETING: December 6, 2017

ITEM 7. ADJOURNMENT:

**Motion:** Chairman Simpson moved for the November 1 2017 Planning Commission meeting to adjourn. The meeting adjourned at 7:27 p.m.

  
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Stacy Simpson, Chairperson

  
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Elaine McCloskey, Clerk