

**CITY OF DELAWARE
PLANNING COMMISSION
AGENDA**

**CITY COUNCIL CHAMBERS
1 S. SANDUSKY ST.
7:00 P.M.**

REGULAR MEETING

November 1, 2017

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Planning Commission meeting held on October 4, 2017, as recorded and transcribed.
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
 - b. Applicant Presentation
 - c. Public comment (public hearing)
 - d. Commission Action
4. PLANNING DIRECTOR'S REPORT
5. COMMISSION MEMBER COMMENTS AND DISCUSSION
6. NEXT REGULAR MEETING: December 6, 2017
7. ADJOURNMENT

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.

Motion: Mr. Prall moved to approve 2017-2360, along with all staff recommendations and conditions, seconded by Mr. Badger. Motion approved by a 7-0 vote.

Motion: Mr. Prall moved to approve 2017-2361, 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 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



PLANNING COMMISSION / STAFF REPORT

CASE NUMBERS: 2017-2592
REQUEST: Rezoning Amendment
PROJECT: Hook Revocable Trust
MEETING DATE: November 1, 2017

APPLICANT/OWNER

Judith D. Hook Revocable Trust
4166 Dingman Drive
Sanibel Island, Florida 33957

REQUEST

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.

PROPERTY LOCATION & DESCRIPTION

The subject site is located on the west side of Troy Road across from Smith Park and located just east of the eastern terminus of Merrick Boulevard and just north of the Westfield Hills Subdivision. The property to north is zoned R-3, the properties to the east are zoned R-3 and B-3 (Community Business District), the properties to the south are zoned R-3 and the property to the west is FR-1 (Farm Residential) in the Township.

BACKGROUND/PROPOSAL

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. The remainder of the annexed land has been developed and appears to encompass present day Lexington Glen, Lexington Glen West, Nottingham and Westfield Hills subdivisions. The subject property was subsequently zoned R-4 and R-6, as it stands today. This was to be incorporated with the B-3 area located along Troy Road. This area was subject to much action, discussion, and, as Staff understands it, even referendum many years ago which established the district.

Now the current owner, who purchased the property in 2016, is proposing to down zone the subject property to R-3 from R-4 and R-6 to be consistent with the adjacent residential properties to market the site for a single family subdivision. The adjacent portion of the Westfield Hills single family subdivision is zoned R-3, for example, as is the nearby Lantern Chase subdivision. The property to the immediate southeast, which is currently used for farming, is also zoned R-3.

STAFF ANALYSIS

- **LAND USE / COMPREHENSIVE PLAN:** The majority of the subject site is designated as a low density single family district on the future land use map of the Comprehensive Plan, while the extreme southern portion of the site is designated medium density in the Delaware Run Subarea. For reference, the current zoning allowed densities of 6.05 units per acre in an R-4 district and 7.26 units per acre in an R-6 district compared to the 4.96 units per acre in an R-3 district. The adjacent sections of Westfield Hills have a constructed density of a little over 3 dwelling units per acre which is what would be expected for the subject parcel. Therefore, the proposed rezoning would achieve compliance with the Comprehensive Plan and the existing residential developments to the south and southwest while being significantly more compatible than the existing current R-4 and R-6 zoning districts.
- **ZONING:** As mentioned above, the rezoning to an R-3 straight letter zoning district would allow the property to develop per the City subdivision regulations or the owner could request a rezoning to a PMU (Planned Mixed Use Overlay District) for more design flexibility of a future development.
- **ENGINEERING** Because this is a straight letter zoning request, no development plan is required and hence there are no engineering plans required. Whether the land is developed per the City subdivision requirements or a future request to rezone to a PMU overlay district, any future plans would have to achieve compliance with the minimum engineering requirements and all adopted City codes, plans, and policies pertaining to this site.
- **ROADS AND TRAFFIC:** When the site is developed, additional right-of-way per the City Thoroughfare Plan shall be dedicated along Troy Road. Also, the Thoroughfare Plan requires the extension of Merrick Parkway from the current eastern terminus to Troy Road through the subject site. The exact alignment and design specifications of future Merrick Parkway would be determine by the City Engineering Division during the

development review process of the subject site. As of now and given the straight letter zoning request in this case, the property owner would be responsible for this improvement upon development.

- **SITE LAYOUT:** No site layout is provided or required in the straight letter zoning request
- **BIKE PATHS AND PEDESTRIAN ROUTES:** Bike paths would be required within the future development per the adopted Bicycle and Pedestrian Master Plan 2027. In addition, sidewalk would be required on both sides of all public streets.
- **LANDSCAPING:** Any future plans would have to achieve compliance with Chapter 1166 Landscaping and Screening Requirements.
- **TREE PRESERVATION:** Any future plans would have to achieve compliance with Chapter 1168 Tree Preservation Regulations.
- **LIGHTING PLAN:** Any future plans would have to achieve compliance with Chapter 1158 Lighting Plans
- **MISC:** Any future plans would have to achieve compliance with all other development requirements.

STAFF RECOMMENDATION (2017-2592 – REZONING AMENDMENT)

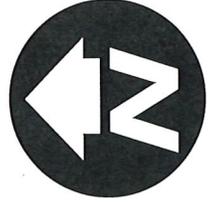
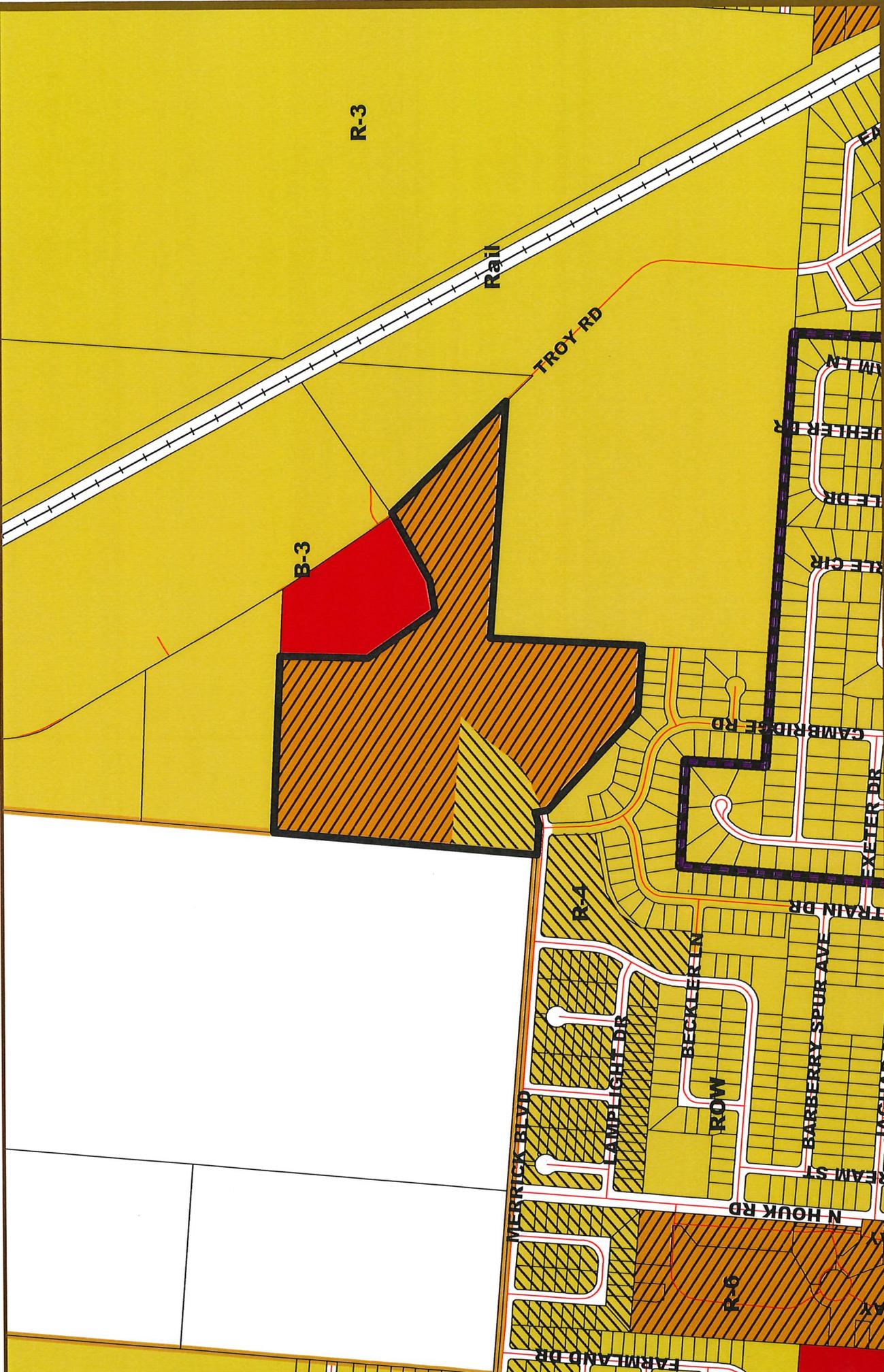
Staff recommends approval of a request by Judith D. Hook Revocable Trust of a Rezoning Amendment for approximately 44.258 acres of Parcel #519-312-01-009-000 from R-4 (Medium Density Residential District) and R-6 (Multi-Family Residential District) to R-3 (One-Family Residential District) and located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

COMMISSION NOTES:

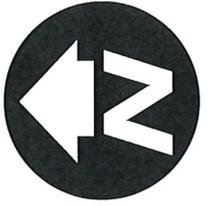
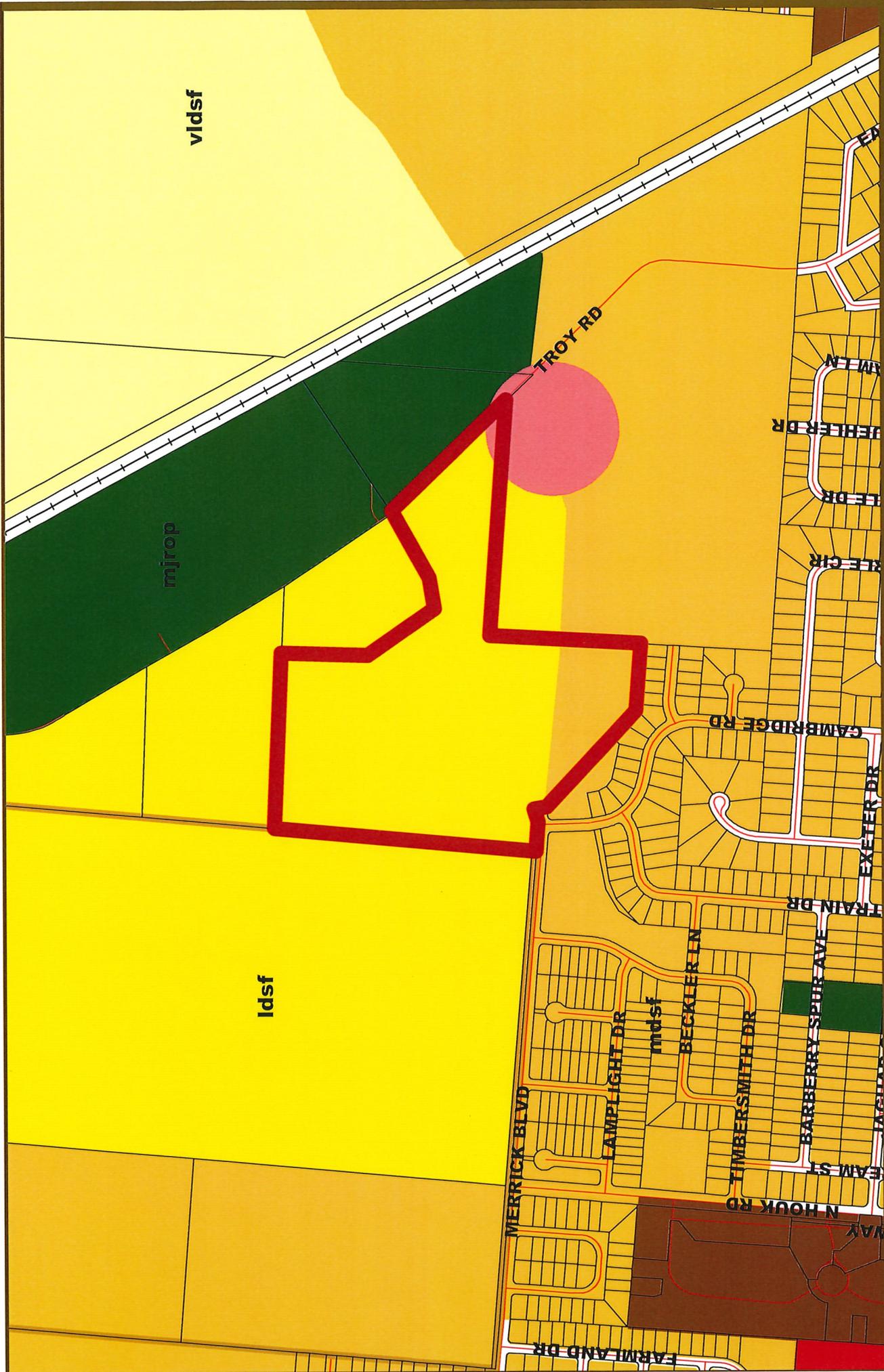
MOTION: _____ *1st* _____ *2nd* *approved* *denied* *tabled* _____

CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL:
REVISED: 10/26/17

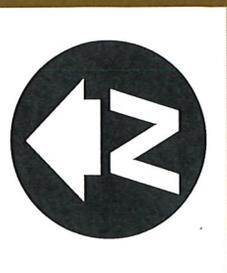
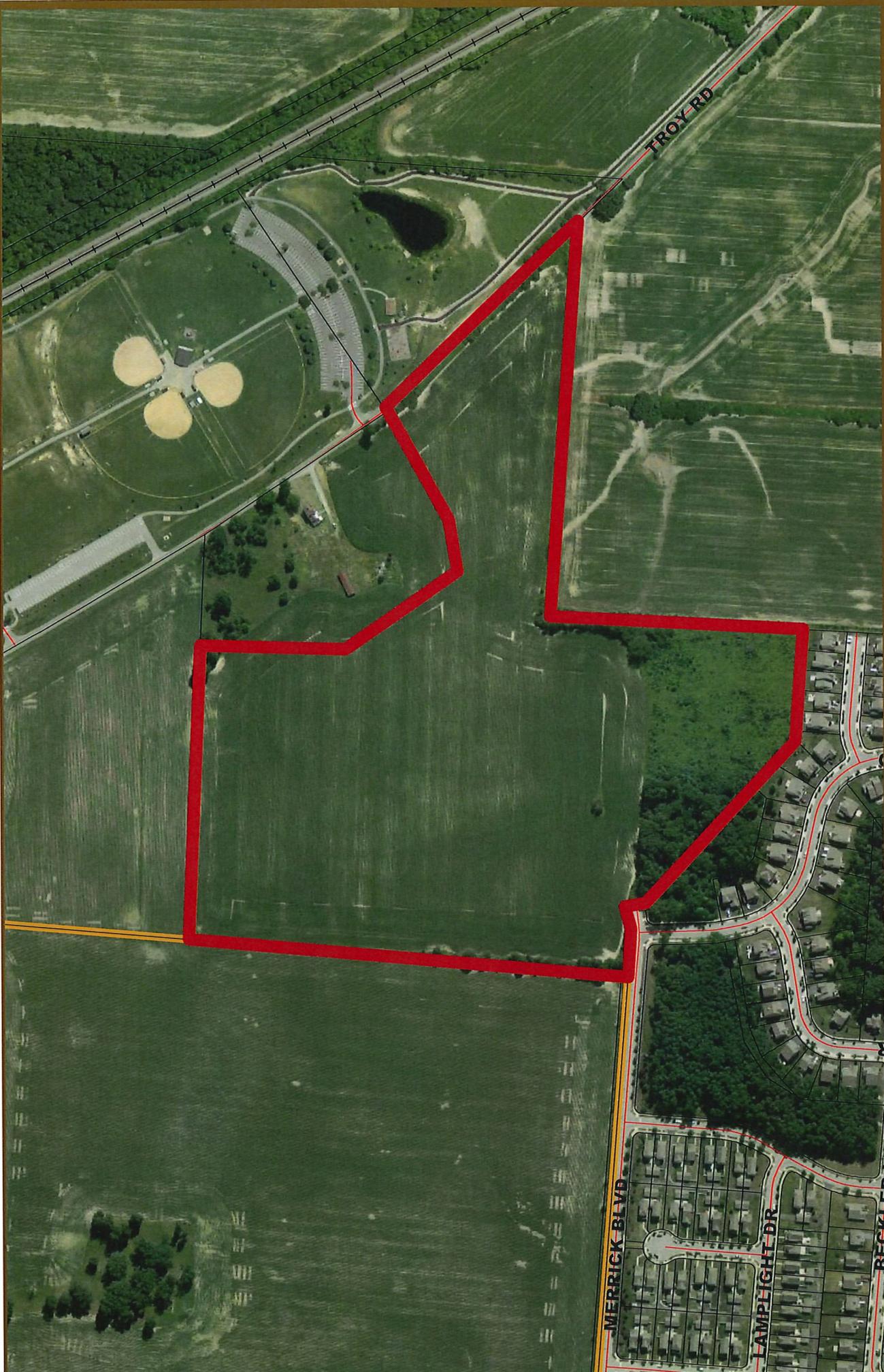


2017-2592
 Rezoning Amendment
 Hook Revocable Trust - Troy Rd
 Zoning Map



2017-2592
 Rezoning Amendment
 Hook Revocable Trust - Troy Rd
 Comprehensive Land Use Map





2017-2592
Rezoning Amendment
Hook Revocable Trust - Troy Rd
Aerial (2016) Map





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George Kaitsa, County Auditor
Robert Parsons, GIS Director



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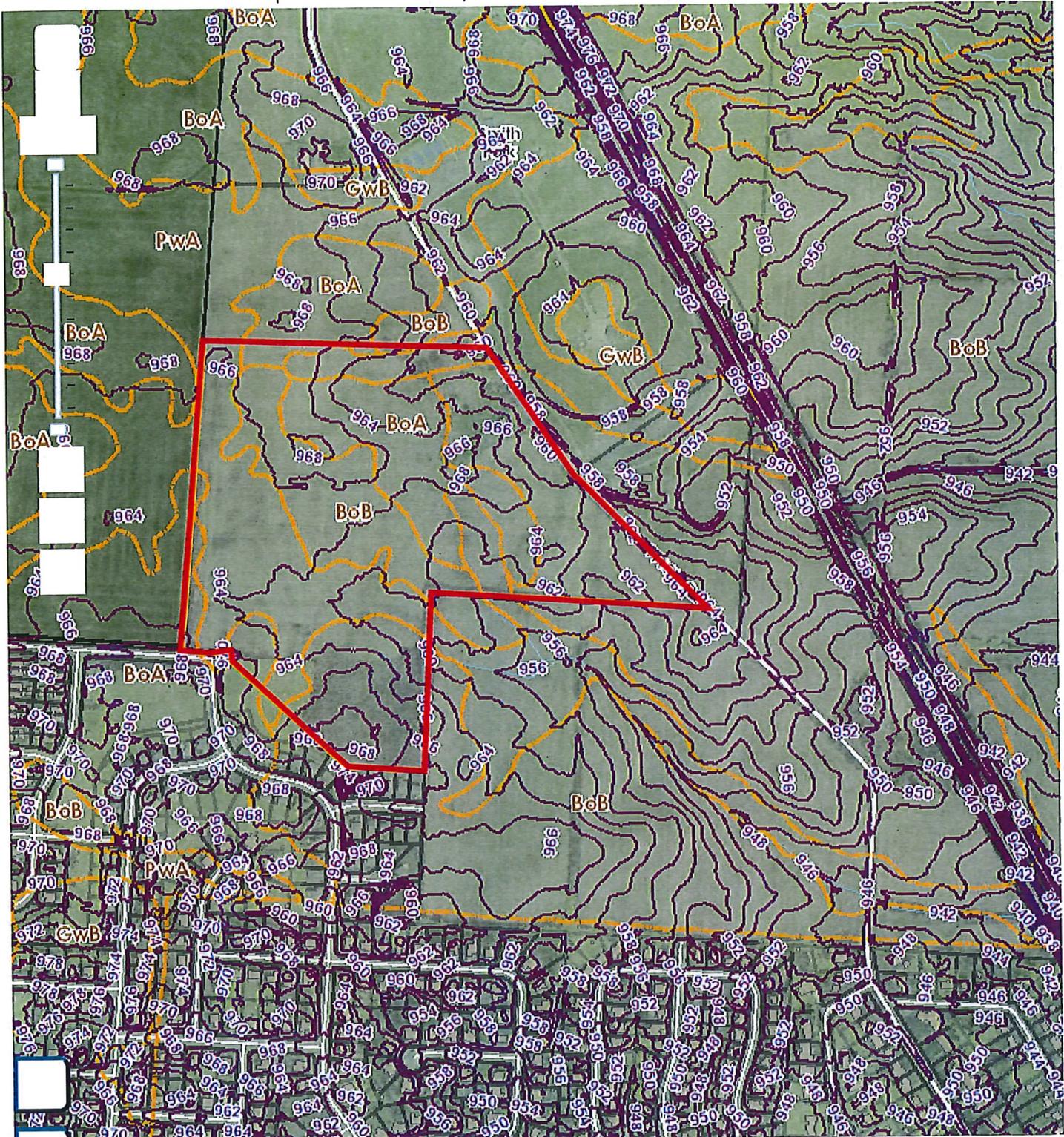
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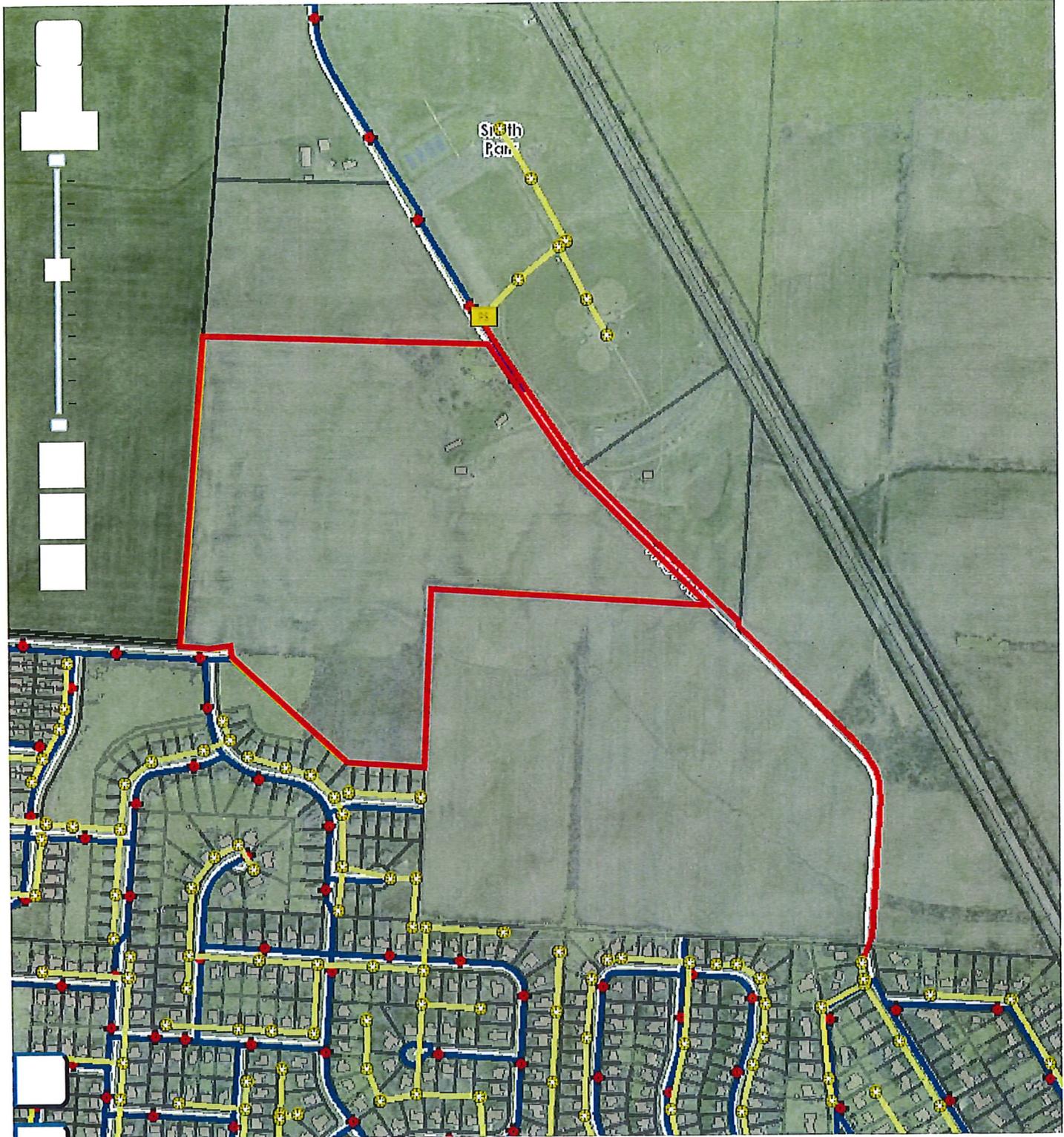
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1041 TROY RD

519-312-01-009-000 Print

General Info Tax Transfer History Value History Land Improvements Tax Distribution Photos Levy Tax Estimator Map

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Follow the Auditor's Office

Property Information		
Parcel Number	519-312-01-009-000	Property Address:
Owner Name	SIEKMANN LLC	1041 TROY RD
Owner Address	1041 TROY RD DELAWARE OH 43015	DELAWARE OH 43015
Tax District	14 DELAWARE CORP	
School District	2103 DELAWARE CSD	
Neighborhood	14007 Del Corp 007	
Use Code	515 Single family Dwlg Unplat 40 Plus acres	Tax Payer Address:
Acres	52.25800	SIEKMANN LLC
Description		9000 MEMORIAL DR PLAIN CITY OH 43064 USA
LANDS 19 5 3 13 & 14		

Assessment Info	Current Value	Recent Transfer
Board of Revision	Y Mkt Land Value	# Parcels
Homestead/Disability	N CAUV	
Owner Occ Credit	N Mkt Impr Value	Deed Type
Divided Property	N Total	Amount
New Construction	N	Sale Date
Foreclosure	N Current Tax	Conveyance
Other Assessments	N Tax Due	Deed #
Front Ft.	N Paid To Date	
	N Current Balance Due	

<< Previous Card Card 1 of 1 Next Card >>

Dwelling Information					
Above Grade	1915	Room Count	9	Fireplace(s)	0
Below Grade	988	Story Height	2	Year Built	1901
Finished Basement	No	# Bedrooms	4	Year Remodeled	0
Basement Type	Pt Basement	Full Baths	1	Style	Convention
*See Improvements Tab		Half Baths	0	Ext Walls	Frame/Siding
For More Detail On		Heating	Yes		
Fields Shown Above		Air Cond	None		

Card - 1

Property Sketch and Photos -- Card 1	
<div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;">Property Sketch</p>  <p style="text-align: center;">Print Version</p> </div>	<div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;">Property Photos</p>  </div>

Last Updated: 10/3/2017

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RECEIVED

OCT -4 2017



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



Project # _____

Case # 2017-2592 + 500 + 4426 = 4926

Planning Commission

- Amended Final Development Plan
Amended Final Subdivision Plat
Amended Preliminary Development Plan
Amended Preliminary Subdivision Plat
Annexation Review
Combined Preliminary & Final Development Plan
Comprehensive Plan Amendment
Concept Plan
Conditional Use Permit
Determination of Similar Use
Development Plan Exemption
Final Development Plan
Final Development Plan Extension
Final Subdivision Plat
Final Subdivision Plat Extension
Floodplain Permit
Lot Split
Pre-annexation Agreement
Preliminary Development Plan
Preliminary Dev Plan Extension
Preliminary Sub Plat
Preliminary Sub Plat Extension
Rezoning
Subdivision Variance
Substitution of a Non-Conforming Use
Vacation-Alley
Vacation-Easement
Vacation-Street
Board of Zoning Appeals
Appeal Administrative Decision or Interpretation
Conditional Use Permit
Substitution of Equal or Less Non-Conforming Use
Variance

Subdivision/Project Name Unnamed at Present Address 1041 Troy Road, Delaware, OH 43015
Acreage 44.258+/- Square Footage Unknown Number of Lots Unknown Number of Units Unknown
Zoning District/Land Use R-4/R-6 Proposed Zoning/Land Use R-3 Parcel # 519-312-01-009-000

Applicant Name Judith D. Hook Revocable Trust Contact Person Judith D. Hook, Trustee

Applicant Address 4166 Dingman Drive, Sanibel Island, FL 33957-5107

Phone 239-472-7776 Fax None E-mail jdhook7@aol.com

Owner Name Siekmann LLC Contact Person Robert W. Siekmann

Owner Address 9000 Memorial Drive, Plain City, OH 43064

Phone 614-530-6045 Fax 614-873-0606 E-mail bob@siekmannco.com

Engineer/Architect/Attorney Michael R. Shade Contact Person Michael R. Shade

Address 1 West Winter Street, Suite 410, P.O. Box 438, Delaware, OH 43015

Phone 740-363-9232 Fax 740-363-0146 E-mail mrs@ss-dta.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.

Handwritten signatures of Robert W. Siekmann and Michael R. Shade

Owner Signature

Agent Signature

Robert W. Siekmann

Owner Printed Name

Michael R. Shade

Agent Printed Name Attorney for the Applicant

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



KELSEY J. CORDING
Notary Public State of Ohio
My Commission Expires 08-20-2019

Handwritten signature of Kelsey J. Cording
Notary Public