PLANNING COMMISSION
December 6, 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: Carrie Fortman, Project Engineer, Jonathan Owen, Project 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 November 1, 2017, as recorded and transcribed.

Motion: Mr. Halter moved to approve the Motion Summary for November 1, 2017 Planning Commission meeting, seconded by Mr. Volenik. Motion approved 7-0 vote.

ITEM 3. REGULAR BUSINESS
A. Communities at Glenross Section 12
(1) 2017-2814: A request by Pulte Homes for approval of a Final Development Plan for Communities at Glenross Section 12 for 48 single family lots on 14.796 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located south of Cheshire Road and west of Winterbourne Drive on Solstice Road and Holly Berry Lane.
(2) 2017-2815: A request by Pulte Homes for approval of a Final Subdivision Plat for Communities at Glenross Section 12 for 48 single family lots on 14.796 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located south of Cheshire Road and west of Winterbourne Drive on Solstice Road and Holly Berry Lane.

Anticipated Process
a. Staff Presentation
Mr. Schultz reviewed the approved Preliminary Development Plat. He discussed the access locations and pedestrian connectivity. Information was provided regarding the landscape planning and space for a potential pocket park. Mr. Owens and Ms. Fortman discussed the use of the emergency access drive in Section 11to have been used as a lay down area for heavy equipment during construction of the roundabout, but that it was cleared and paved. A discussion was held on the signage at the home

owner associated maintained park regarding the park open to the public.

b. Applicant Presentation

APPLICANT:
Brian Prenger
EMH&T, Civil Engineer
5500 New Albany Road
Columbus, Ohio 43054

Mr. Prenger voiced no concerns or questions regarding the staff recommendations and conditions. Mr. Efland did inform the applicant that condition 6 in the Final Development Plan indicates that the pocket park is to occur during Section 13.

c. Public comment (not a public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Prall motioned to approve 2017-2814, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2017-2815, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 7-0 vote.

B. 2017-2904: A request by Treplus Communities for approval of a Final 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.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the Final Development Plan and proposed site plan. A discussion was held on the three access points. Staff informed the Commission they are in need of proposed street names to make sure the names are in compliance. Pedestrian connectivity plans were reviewed and discussion of parking spaces was held. Mr. Schultz discussed the tree survey and the recommendation for three tree preserve areas. A discussion was made regarding the staff conditions and recommendations.

b. Applicant Presentation

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

Ms. Arthur-Rostovic discussed the recent public awareness and interest since an article was written by the Columbus Dispatch. She voiced interest received from current Delaware residents.

c. Public comment (not a public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Badger motioned to amend 2017-2904, condition 4, to modify to state that "all the limestone on the buildings shall be constructed of Delaware blue vein limestone or equivalent ledgestone as proposed by the applicant", seconded by Mr. Prall. Motion approved by a 7-0 vote.

Motion: Mr. Badger motioned to amend 2017-2904, condition 5, to modify to state that "shall be constructed of Delaware blue vein limestone or equivalent ledgestone as proposed by the applicant", seconded by Mr. Prall. Motion approved by a 7-0 vote.

Motion: Mr. Badger motioned to amend 2017-2904, condition 6, to modify to state that "the area on the west property line where the subject site is significantly above the adjacent residential lots may require a section of 8-10 foot tall evergreen trees", seconded by Mr. Prall. Motion approved by a 7-0 vote.

Motion: Mr. Badger motioned to approve 2017-2904, as amended and with all other staff conditions and recommendations, seconded by Mr. Prall. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Mantzoros questioned how accurate was the current Comprehensive Plan in respect to commercial development.

Mr. Halter requested an update regarding the Rodman Property on Houk Road.

Mr. Volenik requested advanced notice on when meetings for Comprehensive Plan will be held.

ITEM 6. NEXT REGULAR MEETING: January 17, 2018 (changed from January 3)

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the December 6, 2017 Planning Commission meeting to adjourn. The meeting adjourned at 8:10 p.m.

Stacy Simpson, Chairperson

Elaine McCloskey, Clerk