

**PLANNING COMMISSION**  
**January 17, 2018**  
**MOTION SUMMARY**

ITEM 1. Roll Call

Chairman Simpson called the meeting to order at 7:00 p.m.

Members Present: Robert Badger, Jim Halter, Andy Volenik, Mayor Carolyn Kay Riggle, Vice-Chairman George Mantzoros, and Chairman Stacy Simpson.

Members Absent: Dean Prall

Staff Present: Carrie Fortman, Project Engineer, Jonathan Owen, Project Engineer, Jordan Selmek, Zoning Officer and Dave Efland, Planning and Community Development Director

Council Member Present: Second Ward Lisa Keller

**Motion to Excuse:** Mayor Riggle motioned to excuse Mr. Prall, seconded by Mr. Badger. Motion approved by a 6-0 vote.

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

**Motion:** Mr. Halter moved to approve the Motion Summary for December 6, 2017 Planning Commission meeting, seconded by Mr. Volenik. Motion approved 5-0-1 (Riggle) vote.

ITEM 3. REGULAR BUSINESS

A. 2017-3079: A request by Fischer Homes for approval of Conditional Use Permit for a temporary sales trailer at the Ravines at Olentangy located on the north side of Curve Road just east of Armstrong Road on property zoned R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay).

**Anticipated Process**

a. Staff Presentation

Mr. Efland reviewed the proposed site plan and conditions. A discussion was held on if the timeframe would be enough time for the applicant.

b. Applicant Presentation

**APPLICANT:**

Tim Brader  
7965 North High Street, Suite 20

Columbus, Ohio 43215

Mr. Brader voiced no concerns over conditions and recommendations. Mr. Brader informed the Commission that he was comfortable with the six month timeframe presented.

c. Public comment (public hearing)

There was no public comment.

d. Commission Action

**Motion:** Vice-Chairman Mantzoros motioned to approve 2017-3079, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 6-0 vote.

B. Del-Mor Dwelling Corporation

- (1) 2017-3115: A request by Del-Mor Dwellings Corporation for approval of a Rezoning Amendment to allow a PMU (Planned Mixed Use Overlay District) at 250 Curtis Street on the north side of Firestone Drive on approximately 3.64 acres on property zoned PO/I (Planned Office/Institutional District) for an actively owned and managed 48 dwelling unit affordable housing development.
- (2) 2017-3116: A request by Del-Mor Dwellings Corporation for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established at 250 Curtis Street on the north side of Firestone Drive on approximately 3.64 acres on property zoned PO/I (Planned Office/Institutional District) for an actively owned and managed 48 dwelling unit affordable housing development.
- (3) 2017-3117: A request by Del-Mor Dwellings Corporation for approval of a Preliminary Development Plan for an actively owned and managed 48 dwelling unit affordable housing development at 250 Curtis Street on the north side of Firestone Drive approximately 3.64 acres on property zoned PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District).
- (4) 2017-3118: A request by Del-Mor Dwellings Corporation for approval of a Comprehensive Plan Amendment on the Future Land Use Map from Medium Density Single Family to Mixed Use at 250 Curtis Street on the north side of Firestone Drive on approximately 3.64 acres on property zoned PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District) for an actively owned and managed 48 dwelling unit affordable housing development.

**Anticipated Process**

a. Staff Presentation

Mr. Halter voiced concerns over the amount of information that was presented to the Commission and recommendations by the City Attorney. Mr. Halter recommended that the case be tabled for continued discussion. The Commission was in agreement to continue with the staff presentation and for the scheduled public hearing. Mr. Efland provided information on the location of the property and the zoning that surrounds the property. Mr. Efland discussed the current zoning and defined the different zoning districts. He discussed the difference between the Comprehensive Plan and Rezoning, and reviewed the proposed site plan. Mr. Efland discussed the request to reduce parking spaces and the plan for the applicant to file for a tax credit through the State of Ohio for funding for the project.

b. Applicant Presentation

APPLICANT:

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

Jim Wilson  
30 North Franklin Street  
Delaware, Ohio 43015

Mr. Shade discussed the funding mechanisms. Mr. Wilson discussed the mission of Del-Mor and the population that it serves and their needs. The Commission requested a list of Del-Mor properties throughout the City of Delaware.

Chairman Simpson requested a break at 8:31 p.m. and reconvened the meeting at 8:42 p.m.

c. Public comment (public hearing)

PUBLIC PARTICIPATION:

Benjamin Powers  
Executive Director Family Promise  
67 Oak Street  
Delaware, Ohio

Mr. Powers voiced his support for the project and the need for more affordable housing.

Sarah Lester  
Curtis Farm HOA President  
159 Firestone Drive  
Delaware, Ohio

Jamie Cribbs  
158 Firestone Drive  
Delaware, Ohio

Ms. Lester and Ms. Cribbs spoke on behalf of the HOA for Curtis Farms. Ms. Lester informed the Commission that they have created a petition in regards to having an apartment building on the property. Ms. Cribbs voiced a concern regarding the proposed high density and that more than 13 units per acre. They expressed concerns that the public notice signage was not displayed until January 11, 2018 and due to weather was knocked over for a few days. They voiced concerns over the proposed reduction in parking spots and if this reduction was to add additional space for apartments. They also requested a Community Impact Study. They expressed concerns over the square footage of the apartments and the impact to their property values.

John Stark  
114 Carolyn Lane  
Delaware, Ohio

Mr. Stark voiced concern over the lack of notice and the level of supervision that the residents at the proposed location will require. Mr. Stark also expressed concerns over the increase of traffic in the area.

Gunner Cerda  
Ohio Health, Chaplain  
302 Tar Heel Drive  
Delaware, Ohio

Reverend Cerda voiced support for the proposed project.

Emmy DeVore  
4499 Strover Road  
Ostrander, Ohio

Ms. DeVore voiced her support for the proposed project and shared that her son currently resides in one of the Del-Mor Dwellings locations.

Don Chenoweth  
13202 Hartford Road  
Sunbury, Ohio

Mr. Chenoweth voiced his support for the proposed project.

Kate Barnes  
155 Firestone Drive  
Delaware, Ohio

Ms. Barnes requested information regarding the plans for the Phase 2 and the current house on the property.

d. Commission Action

Mr. Efland discussed the notification process for the public hearings. He discussed that a Community Impact Assessment can be required by the Commission. Mr. Wilson discussed the size of the apartments and that larger apartments can be more counter-productive to the population that will reside there. He discussed the layout of the apartments and the services available for meal preparations. Mr. Wilson informed the Commission that he will provide a floor plan. He discussed the reduction in parking spaces related to the majority of the clients do not have private vehicles. The Commission was in agreement to table the discussion of Del-Mor Dwellings and have an additional Work Session for continued discussions. The Commission and the Applicant was in agreement to hold a Work Session on January 29, 2018 at 7:00 p.m.

**Motion:** Mr. Halter motioned to table 2017-3115, 2017-3116, 2017-3117, and 2017-3118 until the February 7, 2018 meeting, seconded by Mr. Badger. Motion approved by a 6-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland introduced Mayor Carolyn Kay Riggle as a new member of the Planning Commission.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Volenik requested information regarding the Comprehensive Plan process. Mr. Efland provided information on the consultants that will be working on the Comprehensive Plan.

ITEM 6. NEXT REGULAR MEETING: February 7, 2018

ITEM 7. ADJOURNMENT:

**Motion:** Chairman Simpson moved for the January 17, 2018 Planning Commission meeting to adjourn. The meeting adjourned at 9:51 p.m.

  
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Stacy Simpson, Chairperson

*Elaine McCloskey*

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Elaine McCloskey, Clerk