

PLANNING COMMISSION
January 29, 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, Dean Prall, Andy Volenik, Mayor Carolyn Kay Riggle, Vice-Chairman George Mantzoros, and Chairman Stacy Simpson.

Staff Present: Jonathan Owen, Project Engineer, Lance Schultz, Zoning Administrator, Jordan Selmek, Zoning Officer and Dave Efland, Planning and Community Development Director

ITEM 2. REVIEW AND DISCUSSION OF CASES: 2017-3115, 2017-3116, 2017-3117, 2017-3118 DEL-MOR CORPORATION

A. Planning Commission Discussion and Review – No vote will be taken

APPLICANT:

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

Jim Wilson
Del-Mor Dwellings, Executive Director
30 North Franklin Street
Delaware, Ohio 43015

Randall Woodings
Kontogiannis & Associates
400 S. 5th St. # 400
Columbus, Ohio 43215

Mr. Efland reviewed the questions presented at the January 17, 2018 Planning Commission meeting. He presented the floor plan for the application. Mr. Woodings reviewed the proposed layout of the buildings and discussed the plans for handicap accessibility. Mr. Woodings reviewed the square footage for the buildings. Mr. Shade discussed the protection provided by the Fair Housing Act in discussing the potential residents in the development. Mr. Wilson did discuss the potential on-site staff job responsibilities.

A discussion was held on the density of the property and comparison of the density to surrounding developments. Mr. Prall voiced concerns over the lack of designated green space and activities. Mr. Wilson and Mr. Woodings discussed

the plans to have porches on the ranch building and an outside sitting area. Mr. Wilson discussed the desire to have a sheltered bike rack. No concerns were voiced by the Commission regarding the square footage of the units.

A discussion was held regarding the plans to change the Comprehensive Plan. Mr. Efland discussed the upcoming plans to update the Comprehensive Plan.

The Commission discussed the current planned parking. Mr. Efland reviewed the plans to have 48 spots with a potential 25 additional parking spots. Mr. Wilson discussed that Del-Mor Dwellings conducted a vehicle ownership study, in which, it was determined that out of all the properties car ownership was at about 39%. A discussion was held on potential buffering options for the north side of the property.

Mr. Mantzoros requested information by the applicant on how critical Phase 2 is to the success of the project, and that the reduction could allow for increased green space, a sheltered bike rack and more parking. Mr. Wilson discussed the need for the 32 units in Phase 1 to potentially receive the tax credit for financing. He discussed the need for different funding for Phase 2. Mr. Wilson also discussed his current waiting list for housing and the mission of the organization.

B. Additional public comment as allowed by the Commission

PUBLIC PARTICIPATION:

Craig Campbell
183 Curtis Street
Delaware, Ohio 43015

Mr. Campbell voiced concerns over the safety of residents on Curtis Street and discussed the lack of sidewalks. He discussed concerns about the safety of the Del-Mor Dwellings residents riding their bikes or walking along Curtis Street.

Tim Trimble
189 Curtis Street
Delaware, Ohio 43015

Mr. Trimble asked the Commission on when the project would begin if approved and voiced concerns over the current flooding in the area and the water run-off. Mr. Trimble voiced questions regarding the screening process and concerns with the location.

Hazel Moxley
72 Colfret Court

Delaware, Ohio 43015

Ms. Moxley voiced her concerns regarding the safety of the surrounding property owners and the amount of supervision that will be provided.

Arlene Latta
185 Bartlett Street
Delaware, Ohio 43015

Ms. Latta voiced her support for the project and informed the Commission that her son is on a waiting list for housing.

Anna Willow
56 Lobdell Drive
Delaware, Ohio 43015

Ms. Willow voiced concerns regarding the development. She discussed the lack of safe walking areas and the lack of communication by the developer to surrounding neighbors.

Mr. Wilson addressed the Commission to answer some questions. He discussed that he has owned the property since 2016 and that the groundbreaking for the project would be spring of 2019. He also discussed the plans to have at a minimum one staff, on the premises, 24 hours a day. Mr. Wilson also discussed his efforts to put out the signage for the first public hearing and that signage was also placed for the February 7 Planning Commission meeting. Mr. Wilson also discussed his efforts to meet with Sarah Lester, HOA President for Curtis Farms. He discussed tentative plans to host a meeting at Andrews House on February 4 to provide an opportunity to speak with surrounding residents concerned about the development.

Mr. Owens addressed the concerns regarding the storm water run-off and purpose of the retention pond.

ITEM 3. ADJOURNMENT:

Motion: Chairman Simpson moved for the January 29, 2018 Planning Commission Work Session. The meeting adjourned at 8:48 p.m.



Stacy Simpson, Chairperson

Elaine McCloskey

Elaine McCloskey, Clerk