

PLANNING COMMISSION
February 7, 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: Carrie Fortman, Project Engineer, Matt Weber, Deputy Engineer, Jordan Selmek, Zoning Officer and Dave Efland, Planning and Community Development Director

Council Member Present: Second Ward Lisa Keller

ITEM 2. Approval of the Motion Summary of the Planning Commission meeting held on January 17, 2018, as recorded and transcribed.

Approval of the Motion Summary of the Planning Commission Work Session meeting held on January 29, 2018, as recorded and transcribed.

Motion: Mayor Riggle moved to approve the Motion Summary for January 17, 2018 Planning Commission meeting, seconded by Vice-Chairman Mantzoros. Motion approved 6-0-1 (Prall) vote.

Motion: Mayor Riggle moved to approve the Motion Summary for January 29, 2018 Planning Commission Work Session meeting, seconded by Vice-Chairman Mantzoros. Motion approved 7-0 vote.

ITEM 3. REGULAR BUSINESS

A. 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. (Tabled 1/17/18)

(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. (Tabled 1/17/18).

- (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). (Tabled 1/17/18)
- (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. (Tabled 1/17/18)

Anticipated Process

a. Motion to remove from table.

Motion: Mayor Riggles motioned to remove from the table cases 2017-3115, 2017-3116, 2017-3117, and 2017-3118, seconded by Vice-Chairman Mantzoros. Motion approved by a 7-0 vote.

b. Staff Presentation

Mr. Efland discussed the revised site plan to remove Building C and take the dwelling units from 48 to 40. He discussed the zoning history on the property and discussed the Federal Fair Housing Law. Mr. Efland discussed the updated density on the proposed site with the decrease in dwelling units. The Commission discussed the parking requirement.

c. Applicant Presentation

APPLICANT:

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

Jim Wilson
30 North Franklin Street
Delaware, Ohio 43015

Mr. Shade discussed that the reduction in dwelling units was based on feedback received from the public and concerns related to the density. He expressed their agreement to all conditions and terms recommended by staff. Mr. Wilson discussed the plan to look at the revised project to be constructed in one phase instead of the initial two phases due to the cost effectiveness and the removal of Building C. Mr. Wilson discussed the

plans to work with the current tenants in the single family house to secure housing.

d. Public comment (public hearing)

PUBLIC PARTICIPATION

Bryan Hart
Loveland Law LLC
3300 Riverside Drive, Suite 125
Upper Arlington, Ohio 43231

Sarah Lester
Curtis Farms HOA President
159 Firestone Drive
Delaware, Ohio 43015

Mr. Hart provided a presentation regarding concerns from the Curtis Farms HOA. Mr. Hart discussed the definition of dwelling units compared to congregate care facility. He discussed the concerns over the density of the development and the affect that will have on crime. Mr. Hart discussed the current crime trend within a one mile radius of the property. Mr. Hart discussed the zoning requirements for parking and that the need for parking spaces could be underestimated. Mr. Hart voiced concerns over the impact to the surrounding property values.

Michael Gamble
107 Firestone Drive
Delaware, Ohio 43015

Mr. Gamble discussed concerns over the density compared to the surrounding areas and the potential decrease in property values.

Karen Hart
112 Millcroft Place
Delaware, Ohio 43015

Ms. Hart discussed education and support for individuals with mental illness and the need for housing options.

Brett Latta
376 North Sandusky Street
Delaware, Ohio 43015

Mr. Latta voiced support for the development.

John Martin

70 Delaware Drive
Delaware, Ohio 43015

Mr. Martin voiced his opposition for the development and voiced concerns over security and safety to the surrounding area. He questioned if the development was tax exempt and what type of criminal background checks will occur.

Craig Campbell
183 Curtis Street
Delaware, Ohio 43015

Mr. Campbell voiced concerns over the lack of sidewalks along Curtis Street and safety concerns without sidewalks.

Amy Eiken
61 Westgate Drive
Delaware, Ohio

Ms. Eiken voiced support for the development.

Tom Wolber
272 Hearthstone Drive
Delaware, Ohio 43015

Mr. Wolber voiced his support of the project and provided a written statement to the Clerk.

Gene Merkle
106 Firestone Drive
Delaware, Ohio 43015

Mr. Merkle informed the Commission that he had a neutral position on the development. He discussed no issues with the surrounding development, including Hidden Ridge Apartments.

Christan Allison
174 Tar Heel Drive
Delaware, Ohio 43015

Ms. Allison discussed her role as a board member of Del-Mor Dwellings and has been impressed with the up-keep of their buildings.

Kurt Hildebrand
119 Firestone Drive
Delaware, Ohio 43015

Mr. Hildebrand voiced concerns over the rezoning of the property and how the change does not protect current neighbors. Mr. Hildebrand voiced concerns over the increase in traffic.

Nancy French
117 Firestone Court
Delaware, Ohio

Ms. French requested information on fencing around the retention pond for safety. She requested information on what happens if the property is not rezoned.

Ramona Morall
67 Colfret Court
Delaware, Ohio 43015

Ms. Morall voiced concerns over the type of facility proposed and the impact on property values.

Cathy LaSota
122 Braddington Court
Delaware, Ohio 43015

Ms. LaSota voiced her support for the project and discussed her role as the Chair on the Del-Mor Dwellings Board.

Motion: Mr. Halter motioned to close the public hearing, seconded by Mr. Badger. Motion approved by a 7-0 vote.

Mr. Efland discussed dwelling units and congregate facility. He discussed previous interest from potential buyers from the property and that they were informed of the process for any zoning changes. Mr. Weber discussed the concern of pond safety and that the type of barrier has not yet been determined.

Mr. Wilson discussed the desire to develop on the current property due to the larger site. He discussed the role of staff to manage the property and discussed a planned community meeting that was rescheduled for February 21, 2018.

e. Commission Action

Motion: Mr. Halter motioned to amend 2017-3115, 3116, 3117, and 3118 dwelling units to no more than forty (40) units, seconded by Vice-Chairman Mantzoros. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2017-3115, as amended, and with all staff recommendations and conditions, seconded by Mr. Halter. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2017-3116, as amended, and with all staff recommendations and conditions, seconded by Mr. Halter. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2017-3117, as amended, and with all staff recommendations and conditions, seconded by Mr. Halter. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2017-3118, as amended, and with all staff recommendations and conditions, seconded by Mr. Halter. Motion approved by a 7-0 vote.

Chairman Simpson requested a break at 9:01 p.m. and reconvened the meeting at 9:07 p.m.

- B. 2018-0017: A request by Fed One Dublin LLC., for approval of a Final Development Plan for Midwest Acoust-A-Fiber for a building addition on approximately 14.70 acres at 759 Pittsburgh Drive on property zoned M-2 (General Manufacturing District).

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the proposed site plan and building elevations. He discussed the current zoning of the property. He discussed plans for the expansion to the building. He informed the Commission that there will be no changes to access the property. He informed the Commission that there are no trees that will be removed during the construction and that notification has been submitted to the FAA.

b. Applicant Presentation

APPLICANT:

Patrick Bye
3437 Sunningdale Way
Columbus, Ohio 43221

Harold Sexton
Fed One Dublin, LLC.
8400 Industrial Parkway
Plain City, Ohio 43064

c. Public comment

There was no public comment.

d. Commission Action

Motion: Mr. Badger motioned to approve 2018-0017, along with all staff recommendations and conditions, seconded by Mr. Prall. Motion approved by 7-0 vote.

- C. 2018-0020: A request by Carney Ranker Architects for approval of a Combined Preliminary and Final Development Plan for Wolfrum Roofing for a building addition on approximately 1.8 acres located at 132 Johnson Drive on property zoned M-2 (General Manufacturing District).

Anticipated Process

a. Staff Presentation

Mr. Selmek reviewed the proposed site plan and building elevations.

b. Applicant Presentation

APPLICANT:

Jennifer Carney
Carney Ranker Architects
5925 Wilcox Place, Suite E.
Dublin, Ohio 43015

Jeff Rothenbuhler
Wolfrum Roofing & Exteriors
132 Johnson Drive
Delaware, Ohio 43015

c. Public comment

There was no public comment.

d. Commission Action

Motion: Mr. Halter motioned to approve 2018-0020, along with all staff recommendations and conditions, seconded by Mayor Riggle. Motion approved by 7-0 vote.

- D. 2018-0021: A request by Development Management Group for approval of a Final Development Plan for an out lot building including Mattress Firm on approximately 1.29 acres on property zoned B-3 PMU (Community Business District with a Planned Mixed Use Overlay District) located on the south side of SR 36/37 just west of the Meijer Gas Station within the Glenwood Commons Shopping Center.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the proposed site plan and building elevations. He informed the Commission that there will be no tree removal on the site. He reviewed the lighting plan for the out lot. He discussed proposed building materials.

b. Applicant Presentation

APPLICANT:

Ken Knuckles
Development Management Group
4209 Gallatin Pike
Nashville, Tennessee 37216

c. Public comment

There was no public comment.

d. Commission Action

Motion: Mr. Prall motioned to approve 2018-0021, along with all staff recommendations and conditions, seconded by Vice-Chairman Mantzoros. Motion approved by 7-0 vote.

E. Willowbrook Apartments

(1) 2018-0026: A request by Medrock, LLC for approval of a Zoning Text Amendment to the existing Willowbrook Farm Tract PUD Overlay Zoning Text (Planned Unit Development) to allow a modification to the maximum dwelling units and density to Multi-Family Areas 3 and 4 to allow additional dwelling units in Area 3 and removing units in Area 4 thereby decreasing the overall units currently allowed in total located on the east side of Houk Road on approximately 36 acres on property zoned R-6 Multi-Family Residential District with a PUD (Planned Unit Development) Overlay.

(2) 2018-0027: A request by Medrock, LLC for approval of a Combined Preliminary and Final Development Plan to Multi-Family Area 3 of the existing Willowbrook Farm Tract for a 180 unit apartment complex on approximately 15.506 acres located on the northeast corner of Houk Road and DiGenova Way on property zoned R-6 PUD (Multi-Family Residential District with a Planned Unit Development Overlay).

Anticipated Process

a. Staff Presentation

Mr. Efland discussed the location map and the areas designated as 3 and 4. He discussed the zoning of the area and the proposed text amendment to shift units from area 4 to area 3. He presented to the Commission the proposed site plan and renderings of the development.

Mr. Prall requested information on why the Applicant submitted both a Preliminary and Final Development Plan at the same time. He voiced concerns that area 4 may not be built in the future or there could be a request for a zoning text amendment change.

b. Applicant Presentation

APPLICANT:

Miles Horton
1512 ½ One Avenue
Columbus, Ohio

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

Ron Sabatino
3895 Stoneridge Lane
Dublin, Ohio 43016

Mr. Horton discussed the layout and amenities of the property. He discussed plans to have a clubhouse and a resort style swimming pool and dog washing station. He discussed the rent range for the properties and reviewed the square footage of the apartments. Information was provided regarding the mounding height along Boulder Drive. Mr. Horton discussed the need to increase the amount of apartments was to be able to create the luxury accommodations.

c. Public comment (public hearing)

PUBLIC COMMENT:

Nancy Campbell
900 Canal Street
Delaware, Ohio 43015

Ms. Campbell voiced her opposition to the development.

Lisa Keller
253 Harmony Drive
Delaware, Ohio 43015

Ms. Keller voiced her concerns regarding the increase in apartment units. She questioned what the plans for the bike path were and that the plans do not include the development of Boulder Drive. Ms. Keller provided density comparisons for past developments.

Scott Kinslow
107 Diverston Way
Delaware, Ohio 43015

Mr. Kinslow voiced concerns over the timeliness of notification to surrounding residents, the concern with traffic on Houk Road and requested information on the lighting on Boulder and the expected width of the mounding.

Ethan Andy Hatten
284 Harmony Drive
Delaware, Ohio 43015

Mr. Hatten voiced concerns over the impact the development will have to the schools.

Tom Wolber
272 Hearthstone Drive
Delaware, Ohio 43015

Mr. Wolber voiced concerns regarding the wooded area across Houk Road. Mr. Efland informed Mr. Wolber of concept plans to preserve the area and have a park.

Mr. Wolber questioned if the property will be closed to neighbors.

Kurt Byers
178 Merriston Circle
Delaware, Ohio 43015

Mr. Byers requested information regarding the location of the retention pond and parking.

A discussion was held regarding the development of Boulder Drive. Mr. Sabatino informed the Commission that he intended for the street to be built in the future and was awaiting information from the City Manager's Office. He discussed the willingness to add a condition of the construction of Boulder Drive prior to occupancy permits for the apartment. Mr. Woodings discussed the rear elevations of the buildings. Mr. Sabatino expressed that the development will be private property, but will not be a

gated community.

Mr. Efland discussed the process of notification to the public and standard procedure. He discussed that storm drainage and lighting would have to meet engineering design standards and requirements. Mr. Weber discussed with the Commission that Houk Road was engineered to high volumes of traffic and that the current volume of traffic is where it is expected to be. Information was provided on the proposed parking and garage availability. Staff discussed the expected width of the mounding adjacent to the residents to the north of the development.

Mr. Halter requested that the City work with the Applicant in regards to Boulder Drive before taking action.

d. Commission Action

Motion: Mr. Halter motioned to table 2018-0026 and 2018-0027, seconded by Vice-Chairman Mantzoros. Motion approved by a 6-1 (Prall) vote.

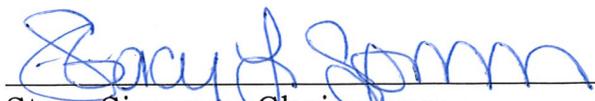
ITEM 4. PLANNING DIRECTOR'S REPORT

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: March 7, 2018

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the February 7, 2018 Planning Commission meeting to adjourn. The meeting adjourned at 11:08 p.m.



Stacy Simpson, Chairperson



Elaine McCloskey, Clerk