

PLANNING COMMISSION
March 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, Lance Schultz, Zoning Administrator, 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 February 7, 2018, as recorded and transcribed.

Motion: Mr. Badger moved to approve the Motion Summary for February 7, 2018 Planning Commission meeting, seconded by Mayor Riggle. Motion approved by a 7-0 vote.

ITEM 3. REGULAR BUSINESS

Motion: Mr. Halter motioned to remove from the table 2018-0026 and 2018-0027, seconded by Mr. Prall. Motion approved by a 7-0 vote.

A. 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. (TABLED 2/7/18)
- (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). (TABLED 2/7/18)

Anticipated Process

a. Staff Presentation

Mr. Efland updated the Commission over the extension of Boulder Drive. He discussed the staff recommendation for approval to construct Boulder Drive to Harmony. Mr. Efland discussed the request by the Applicant for a wood fence dumpster enclosure and that staff agrees with their proposal. He reviewed the tree removal condition and that the Applicant requested that refuse service be private. Mr. Efland explained to the Commission that staff recommended that refuse services be provided by the City.

b. Applicant Presentation

APPLICANT:

Miles Horton
1512 ½ One Avenue
Columbus, Ohio

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

Mr. Woodings informed the Commission that they will continue to work with the City and have no concerns regarding staff conditions and recommendations.

c. Public comment (public hearing)

PUBLIC COMMENT:

Anthony Scott Kinslow
107 Diverston Way
Delaware, Ohio 43015

Mr. Kinslow voiced concerns that the public hearing signage was not updated to show the date of March 7. He voiced concern over the potential location of a dumpster on the north property line and requested that it be moved from this location. Mr. Kinslow requested information on the type of lighting that will be on Boulder Drive.

Karen Kaufman
107 Diverston Way
Delaware, Ohio 43015

Ms. Kaufman voiced concerns over the additional traffic on Houk Road

with the increase of units and the poor line of site to turn onto Houk Road. She discussed the condition from May 2016 that no building permit would be issued to the developer if the entrance area was not maintained. She voiced concerns that the development could compromise the city status as a Tree City USA. She voiced concerns over tenant turnover at other developer owned properties and the lack of maintenance at these locations. Ms. Kaufman voiced concerns over the potential lawsuit against Councilwoman Lisa Keller.

Karl Berghauer
277 Harmony Drive
Delaware, Ohio 43015

Mr. Berghauer voiced a concern over the increase of the density and calculated the density to be a 28.57% increase. Mr. Berghauer voiced his support to have 140 units. He voiced concerns of the potential closing of the bike path at Boulder Drive to DiGenova Way.

Joe Higgins
447 Linwood Street
Delaware, Ohio 43015

Mr. Higgins questioned the benefits of additional units.

Nancy Campbell
900 Canal Street
Delaware, Ohio 43015

Ms. Campbell discussed the average rent in the City of Delaware and voiced concerns on who will be able to afford the expected rent. She voiced concerns over the amount of parking spaces available and the poor line of site to access in and out of the development. Ms. Campbell voiced a concern regarding the letter written to Councilwoman Lisa Keller.

Steward Klinger
113 Blakemore Drive
Delaware, Ohio 43015

Mr. Klinger requested if the utilities will be metered and voiced a concern that the city will lose revenue if the complex is master metered. Mr. Klinger voiced concern over the traffic on Houk Road and requested if the development will have access to the tree preserve.

Mr. Weber informed the Commission that the lighting on Boulder Drive will have the same standards as any subdivision. He discussed the expected high volume of traffic that Houk Road was designed to handle

and that the current traffic levels do not currently warrant traffic signals. He discussed the accident history for the area. Mr. Weber discussed the preference to not access Boulder Drive from the development as it will create a break in the mounding. He discussed that the access location will be reviewed by staff to make sure that there is no trees or mounding to block the site distance.

Mr. Efland discussed the access to the tree preserve and the buffering adjacent to the YMCA. Mr. Efland and Mr. Woodings discussed relocated the dumpster on the north side. Mr. Woodings informed the Commission that they would be agreeable to look at alternative locations. Mayor Riggle also requested that they look at options to provide recycling.

Staff discussed that the current plan provides for an additional twelve parking spaces than required. A discussion was held over the height of the buildings.

Mr. Efland reviewed the density changes with the proposed development plan.

Mr. Efland discussed the process after a recommendation is made by the Planning Commission to City Council.

Motion: Vice-Chairman Mantzoros motioned to close the public hearing, seconded by Mr. Badger. Motion approved by a 6-1 (Halter) vote.

d. Commission Action

Motion: Mr. Badger motioned to approve 2018-0026, along with all staff conditions and recommendations. There was no second to this motion.

Mr. Efland requested a recess to gather information on the timeline required by the Code on action required by the Commission. Chairman Simpson requested a break at 7:55 p.m. and reconvened the meeting at 8:02 p.m.

Mr. Efland discussed the recommendations that the Commission may provide to Council according to the code.

Motion: Mr. Badger motioned to approve 2018-0026, along with all staff conditions and recommendations, seconded by Mr. Prall. Motion failed with a 0-7 vote.

Motion: Mr. Badger motioned to approve 2018-0027, along with all staff conditions and recommendations, seconded by Mr. Prall. Motion failed with a 0-7 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland informed the Commission that the case will be presented to the Council with a recommendation by the Commission for denial.

Mr. Efland discussed the possibility of utilizing the third Wednesday of the month for additional Planning Commission meetings for the Comprehensive Plan and additional cases.

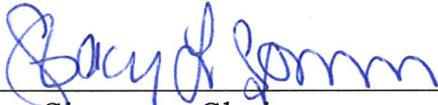
ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Prall informed the Commission that he will be unable to attend the June 6, 2018 meeting.

ITEM 6. NEXT REGULAR MEETING: April 4, 2018

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the March 7, 2018 Planning Commission meeting to adjourn. The meeting adjourned at 8:24 p.m.



Stacy Simpson, Chairperson



Elaine McCloskey, Clerk