

**PLANNING COMMISSION
APRIL 4, 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 and Chairman Stacy Simpson.

Members Absent: Vice-Chairman George Mantzoros

Staff Present: Carrie Fortman, Project Engineer, Jonathan Owen, Project Engineer, Lance Schultz, Zoning Administrator, and Dave Efland, Planning and Community Development Director

Motion to Excuse: Mr. Prall motioned to excuse Vice-Chairman Mantzoros, 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 March 7, 2018, as recorded and transcribed.

Motion: Mayor Riggle moved to approve the Motion Summary for March 7, 2018 Planning Commission meeting, seconded by Mr. Prall. Motion approved by a 6-0 vote.

ITEM 3. REGULAR BUSINESS

A. 2018-0429: A request by Ohio Wesleyan University for approval of a Combined Preliminary and Final Development Plan for the House of Black Culture at 65 Oak Hill Avenue on property zoned PO/I (Planned Office/Institutional District).

Anticipated Process

a. Staff Presentation

Mr. Schultz discussed the existing house and plans to construct a new house that will house 12 students. The site plan and building elevations were reviewed. Mr. Schultz discussed the landscaping plan, tree preservation plan, and reviewed the conditions.

b. Applicant Presentation

APPLICANT:

Peter Schantz
28 Hayes Street
Delaware, Ohio 43015

c. Public comment (no public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Prall motioned to approve 2018-0429, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

- B. 2018-0378: A request by Vincent Romanelli for approval of an Amended Preliminary Development Plan for Glenross North Subdivision to include a pool with a pool building and parking lot to the central park of a 196 single family lots on approximately 100 acres located just east of Glenn Parkway and north of The Glenross Golf Club on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District).

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the proposed site plan and the revised central park plan to add a pool house. He discussed the planned parking and additional space is available if future parking is needed. The proposed building elevations were reviewed.

b. Applicant Presentation

APPLICANT:

Joel Trewartha
8351 North High Street
Columbus, Ohio 43235

Jeff Strung
EMH&T
5500 New Albany Road
Columbus, Ohio 43054

Mr. Trewartha informed the Commission that no lots backing up to the site area have been designed. Mr. Simpson recommended that the design include a changing room in the men's restroom.

c. Public comment (no public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Badger motioned to approve 2018-0378, along with all staff conditions and recommendations. Motion approved by a 6-0 vote.

C. GLENWOOD COMMONS SHOPPING CENTER

- (1) 2018-0442: A request by Zaremba Group LLC for approval of a Rezoning Amendment from B-3 (Community Business District) to B-3 PMU (Community Business District with a Planned Mixed Use Overlay District) to allow a 9.7 acre land addition (parcels 11, 12 and a portion of parcel 5) to the Glenwood Commons Shopping Center located on the south side of US 36/37 between Mill Run Crossing and Glenn Road.
- (2) 2018-0443: A request by Zaremba Group LLC for approval of a Conditional Use Permit allowing the placement of PMU (Planned Mixed Use Overlay District) to be established on a 9.7 acre land addition (parcels 11, 12 and a portion of parcel 5) to the Glenwood Commons Shopping Center located on the south side of US 36/37 between Mill Run Crossing and Glenn Road on property zoned B-3 (Community Business District).
- (3) 2018-0444: A request by Zaremba Group LLC for approval of an Amended Preliminary Development Plan for Glenwood Commons Shopping Center on approximately 82.9 acres located on the south side of US 36/37 between Mill Run Crossing and Glenn Road on property zoned B-3 PMU.
- (4) 2018-0445: A request by Zaremba Group LLC for approval of a Comprehensive Plan Amendment on the Future Land Use Map from Commercial to Mixed Use on a 9.7 acre land addition (parcels 11, 12 and a portion of parcel 5) to the Glenwood Commons Shopping Center located on the south side of US 36/36 between Mill Run Crossing and Glenn Road on property zoned B-3 PMU.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the Amended Preliminary Plan and discussed pedestrian connectivity and landscaping. Mr. Efland recommended that the Proposed Text in 2G regarding the Wetland Park delete the last sentence regarding storm water components.

b. Applicant Presentation

APPLICANT:

Chris Herzner
Zaremba Group, LLC
14600 Detroit Avenue
Lakewood, Ohio 44107

Jeffrey Strung

EMH&T
5500 New Albany Road
Columbus, Ohio 43051

The Applicant's voiced no concerns regarding the recommended staff conditions.

c. Public comment (public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Badger motioned to amend the Proposed Text in 2G pertaining to the Wetland Park to remove the last sentence, seconded by Mayor Riggle. Motion approved by a 6-0 vote.

Motion: Mayor Riggle motioned to approve 2018-0442, as amended, seconded by Mr. Halter. Motion approved by a 6-0 vote.

Motion: Mayor Riggle motioned to approve 2018-0443, as amended, seconded by Mr. Halter. Motion approved by a 6-0 vote.

Motion: Mayor Riggle motioned to approve 2018-0444, with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 6-0 vote.

Motion: Mayor Riggle motioned to approve 2018-0445, as amended, and with all staff conditions and recommendations seconded by Mr. Halter. Motion approved by a 6-0 vote.

D. COMMUNITIES AT GLENROSS – SECTION 15

- (1) 2018-0447 A request by Pulte Homes for approval of a Final Development Plan for the Communities at Glenross Section 15 for 52 single family lots on 23.835 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 east of Winterbourne Drive on Marble Slab Road, Winter Shadow Loop and Bald Eagle Drive.
- (2) 2018-0448 A request by Pulte Homes for approval of a Final Subdivision Plat for the Communities at Glenross Section 15 for 52 single family lots on 23.835 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 east of Winterbourne Drive on Marble Slab Road, Winter Shadow Loop and Bald Eagle Drive.

Anticipated Process

a. Staff Presentation

Mr. Schultz discussed the proposed plan and plat. He provided information on a temporary access drive and locations for the bike path. Information was discussed on the buffering along the railroad tracks.

Mr. Prall voiced a concern regarding the lack of amenities and active non park space in the south side of the development.

b. Applicant Presentation

APPLICANT:

Brian Prenger
5500 New Albany Road
Columbus, Ohio 43051

Mr. Prenger voiced no concerns regarding the recommended conditions. He discussed the plans to construct a tot lot area.

c. Public comment (no public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Badger motioned to approve 2018-0447, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

Motion: Mr. Badger motioned to approve 2018-0448, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland reviewed the March percentages for housing and commercial permit. He also discussed the plans to create a Steering Committee for the update to the Comprehensive Plan.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Halter requested an update regarding the landscaping requirements for Garage 26.

Mr. Prall requested an update on the progress of Fire Station 304.

ITEM 6. NEXT REGULAR MEETING: May 2, 2018

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the April 4, 2018 Planning Commission meeting to adjourn. The meeting adjourned at 8:03 p.m.



Stacy Simpson, Chairperson



Elaine McCloskey, Clerk