

PLANNING COMMISSION
May 2, 2018
MOTION SUMMARY

6:30 EXECUTIVE SESSION: Mayor Riggle motioned to enter into executive session at 6:30 p.m. This motion was seconded by Chairman Simpson and approved by a 7-0 vote. The Planning Commission met in executive session pursuant to Ohio Revised Code Section 121.22 (G) (3) pending or imminent court action. The Planning Commission conducted a discussion of those items with the following members present: First Ward Bob Badger, Second Ward Jim Halter, Third Ward Dean Prall, Fourth Ward and Chairman Stacy Simpson, At-Large Andy Volenik, At-Large and Vice-Chairman George Mantzoros and Mayor Carolyn Kay Riggle. Following the discussion at 6:54 p.m., it was moved by Mayor Riggle that the Planning Commission move into Open session, seconded by Mr. Badger and approved by a 7-0 vote.

ITEM 1. Roll Call

Chairman Simpson called the meeting to order at 7:01 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: Matt Weber, Deputy City Engineer, Lance Schultz, Zoning Administrator, and Dave Efland, Planning and Community Development Director

ITEM 2. Approval of the Motion Summary of the Planning Commission meeting held on March 7, 2018, as recorded and transcribed.

Motion: Mr. Halter moved to approve the Motion Summary for April 4, 2018 Planning Commission meeting, seconded by Mayor Riggle. Motion approved by a 6-0-1 (Mantzoros) vote.

ITEM 3. REGULAR BUSINESS

A. Willowbrook Apartments

- (1) 2018-0026: A request (REVISED) 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 38 acres on property zoned R-6 Multi-Family Residential District with a PUD (Planned Unit Development) Overlay.

- (2) 2018-0027: A request (REVISED) 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 provided an update on the revisions to 2018-0026 and 2018-0027 since they were remanded back to the Planning Commission at the April 9, 2018 City Council meeting. Mr. Efland did informed the Commission that the development will be known as The Flats on Houk. He discussed the original

b. Applicant Presentation

APPLICANTS:

Jeffrey Lewis
Jeffrey M. Lewis Co., LPA
1560 Lake Shore Drive, Suite 150
Columbus, Ohio 43204

Tammy Potts
T&R Properties, Chief Operating Officer
44 Tinley Park Circle
Delaware, Ohio 43015

Robert Vogt
775 Park Street
Columbus, Ohio 43215

Ronald Sabatino
3895 Stoneridge Lane
Dublin, Ohio

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

Mr. Lewis discussed the history of the project and the ordinances approved by Council in 1999. Mr. Lewis discussed the criteria for Development Plan Review as presented in Chapter 1129.09.

Ms. Potts discussed her position within T& R Properties and discussed their plans to have high end apartments. She discussed the demand for high end amenities by renters in luxury apartments. She discussed that in the City of Delaware there is currently one apartment complex with less than 200 units that offer a swimming pool as an amenity. She discussed that the lack of amenities is related to smaller properties unable to afford the financial cost, staffing, and maintenance. She discussed the estimated average cost of amenities to The Flats on Houk.

Mr. Lewis provided for the record a copy of a market overview of Delaware, Ohio created by Mr. Robert Vogt of Vogt Strategic Insights. Mr. Vogt discussed the current trends and status of multi-family housing in the City of Delaware. He discussed that more unit developments are able to support need for amenities and he provided information on the expected tenants that are attracted to the different amenities.

Mr. Sabatino discussed the revisions to the project and discussed mounding and landscaping for the property and adjoining property owners along Boulder Drive. He discussed a letter that was submitted to the Commission by resident, Deb Logan, regarding deed restrictions and landscape easement in her back yard. He discussed plans to include landscaping in this property. Mr. Sabatino discussed the need for multi-family housing in the City of Delaware.

A discussion was held with the Commission and Ms. Potts relating to what is considered an appropriate return on investment. Mr. Sabatino informed the Commission that he was not wanting to reduce the planned amenities. He discussed his plans for development to Area 4. Mr. Prall voiced a concern over the lack of greenspace in the plans.

c. Public comment (public hearing)

PUBLIC PARTICIPATION:

Scott Kinslow
107 Diverston Way
Delaware, Ohio 43015

Mr. Kinslow discussed the concern of the return on investments and the high density. He also voiced concern that the Applicant did not reach out to homeowners regarding the property until recently.

Karen Kaufman
107 Diverston Way
Delaware, Ohio

Ms. Kaufman voiced concerns regarding the density and property maintenance.

Andrew Strassmann
227 Rockmill Street
Delaware, Ohio

Mr. Strassmann voiced concerns over the density and the option to request higher density for Area 4 in the future.

Jaime Turinsky
313 Johann Street
Delaware, Ohio

Ms. Turinsky requested information regarding the temporary plans for a multi-use trail. She presented to the Clerk a copy of a petition voicing opposition to the development. Mr. Efland provided information relating to the multi-use trail during and after construction.

Maggie Reed
212 Harmony Drive
Delaware Ohio

Deb Logan (Written Letter)
102 Diverston Way
Delaware, Ohio

Ms. Reed read into the record a letter submitted by Ms. Logan regarding landscape easement by Medrock on Ms. Logan's property. Ms. Reed questioned the benefit of the development to surrounding neighbors.

Nancy Moorman
151 Diverston Way
Delaware, Ohio

Ms. Moorman voiced concerns over traffic on DiGenova Way, buffering, and high density.

Kathleen Trotter
524 Lehner Woods Blvd.
Delaware, Ohio

Ms. Trotter voiced concern over the high traffic volume at the YMCA and the safety of residents using the multi-use trail.

Carolyn Kaszowski

Adalee Park Home Owners Association, President
154 Blakemore Drive
Delaware, Ohio

Ms. Kaszowski informed the Commission that the Applicant did attempt to meet with residents, but that due to the notice they were unable to meet. She voiced concerns over traffic concerns and difficulty to maneuver the intersection at Houk Rd. and Diverston Way.

Stewart Clinger
113 Blakemore Drive
Delaware, Ohio

Mr. Clinger requested information regarding the mounding and landscape plans for residents along Boulder Drive. He also requested information on the expected profit difference between 140 vs. 180 units.

Walter Campbell
900 Canal Street
Delaware, Ohio

Mr. Campbell voiced concerns over increase of traffic.

Chairman Simpson requested a break at 8:50 p.m. and reconvened the meeting at 8:55 p.m.

Mr. Efland discussed the recommendation for the Commission to strike staff condition 11 in its entirety.

Mr. Weber discussed the requirement for two access points at the development and staff recommend access locations on Houk and DiGenova Way to avoid access to Boulder Drive at Harmony.

Mr. Efland discussed the mounding plans along Boulder Drive and around the retention pond.

Mr. Sabatino discussed the projected number of employees that would be full time. Mr. Volenik questioned if the Applicant was willing to look at an option of less than 180 units. Mr. Sabatino informed the Commission the application was for 180 units. Mr. Prall discussed additional greenspace options with the removal of building 7 and allow access to Boulder Drive.

d. Commission Action

Motion: Mr. Badger motioned to accept 2016-0026, as revised and with staff conditions and recommendations, seconded by Vice-Chairman Mantzoros. Motion failed with a 1 (Badger)-6 vote.

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

B. AEP Service Center

- (1) 2018-0642: A request by AEP for approval of a Conditional Use Permit for a new service center building on approximately 50 acres located on the south side of Slack Road and just west of the railroad tracks on property zoned A-1 (Agricultural District).
- (2) 2018-0643: A request by AEP for approval of a Combined Preliminary and Final Development Plan for a new service center building on approximately 50 acres located on the south side of Slack Road and just west of the railroad tracks on property zoned A-1 (Agricultural District).

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the proposed site plan and location, which is located on the south side of Slack Road just west of the railroad tracks and is currently zoned A-1. He discussed the proposal to construct a new 48,922 square foot service center, which will include office space and garage. Mr. Schultz discussed the access location and fencing around the site. Mr. Schultz discussed that the applicant is agreeing to permanently preserve approximately 5.5 acres of woodland on their substation property located just east of the railroad tracks at the southwest corner of Liberty Road and Slack Road.

A discussion was held on the improvements to Slack Road.

b. Applicant Presentation

APPLICANT:

John Ortley
AECOM
277 West Nationwide Blvd.
Columbus, Ohio 43215

Joel Sigler
Joel Sigler Designs, Inc.
2835 Cannon Circle
Lewis Center, Ohio 43035

Andy Huber
777 Anderson Park Court
Westerville, Ohio 43081

c. Public comment (public hearing)

PUBLIC PARTICIPATION:

Tom Wolber
272 Hearthstone Drive
Delaware, Ohio

Mr. Wolber requested clarification on the tree preservation plan.

d. Commission Action

Motion: Mr. Halter motioned to approve 2018-0642, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

Motion: Mr. Halter motioned to approve 2018-0643, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

C. 2018-0707: A request by Delaware Church of Christ in Christian Union for approval of a Development Plan Exemption for a shelter house on approximately 2.62 acres zoned R-3 (One Family Residential District) and located at 162 Belle Avenue.

Anticipated Process

a. Staff Presentation

Mr. Schultz presented the plans for the Church to construct a 1,800 square foot shelter house on their property, with future intent to enclose the shelter to make it a three season facility with possible restrooms.

b. Applicant Presentation

Philip Tipton
3351 McDowell Road
Grove City, Ohio 43123

Reverend William Benner
162 Belle Avenue
Delaware, Ohio 43015

c. Public comment

There was no public participation.

d. Commission Action

Motion: Mr. Prall motioned to approve 2018-0707, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland updated the Commission on the process to apply for the Steering Committee for the update to the Comprehensive Plan.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Prall reminder the Commission that he will be unable to attend the June 6, 2018 Planning Commission Meeting.

Vice-Chairman Mantzoros voiced a concern that he has observed multiple times a train stopped for a significant length of time on the train tracks on Cheshire Road.

ITEM 6. NEXT REGULAR MEETING: June 6, 2018

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the May 2, 2018 Planning Commission meeting to adjourn. The meeting adjourned at 10:04 p.m.



Stacy Simpson, Chairperson



Elaine McCloskey, Clerk

