

**PLANNING COMMISSION**  
**June 6, 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, Andy Volenik, Mayor Carolyn Kay Riggle, Vice-Chairman George Mantzoros and Chairman Stacy Simpson.

Members Absent: Dean Prall

Staff Present: Carrie Fortman, Project Engineer, Jonathan Owen, Project Engineer, Jordan Selmek, Zoning Officer, and Dave Efland, Planning and Community Development Director

**Motion to Excuse:** Mr. Halter moved to excuse Mr. Prall, 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 May 2, 2018, as recorded and transcribed.

**Motion:** Mr. Halter moved to approve the Motion Summary for May 2, 2018 Planning Commission meeting, seconded by Vice-Chair Mantzoros. Motion approved by a 6-0 vote.

ITEM 3. REGULAR BUSINESS

A. The Wesleyan Inn

- (1) 2018-1026: A request by Manos Properties for approval of a Rezoning Amendment for The Wesleyan Inn on approximately 1.09 acres (parcels 519-433-04-005-000 and 519-433-04-002) from PO/I (Planned Office/Institutional District) and R-3 (One-Family Residential District) to PO/I and R-3 PMU (Planned Mixed Use Overlay District) at 235 and 239 West William Street.
- (2) 2018-1027: A request by Manos Properties for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for The Wesleyan Inn on approximately 1.09 acres (parcels 519-433-04-005-000 and 519-433-04-002) at 235 and 239 West William Street.
- (3) 2018-1028: A request by Manos Properties for approval of a Preliminary Development Plan for The Wesleyan Inn on approximately 1.09 acres (parcels 519-433-04-005-000 and 519-433-04-002) on property zoned PO/I and R-3 PMU (Planned Office/Institutional District and One-Family Single Family District

with a Planned Mixed Use Overlay District) at 235 and 239 West William Street.

**Anticipated Process**

a. Staff Presentation

Mr. Efland Provided a staff report to the Commission and discussed the property location and description. He informed them that the proposed development encompasses two properties, 235 and 239 West William Street. He reviewed the current zoning for the properties and background for the proposal. Mr. Efland informed them that the applicant planned to demolish the house at 239 and expand the house at 235 into a 43 room Inn. Mr. Efland discussed plans to renovate the Perkins house and include it in the design of the Inn. Mr. Efland discussed the access to the property with two access points off of West William Street and 47 parking spots. Information was provided on the landscape plan and fencing.

Mayor Riggle requested information on the how fare the fence setback would be. Mr. Owens estimated that the setback from Williams Street would be approximately 30 feet. Mayor Riggle also requested if there would be adequate parking. Mr. Efland explained that the applicant is meeting the minimal parking spaces requirement. Mr. Halter voiced a concern over noise from the west side parking lot with the neighboring house. Mr. Efland informed them that the lighting will comply with International Dark Sky recommendations and will be lit to minimal code and not higher than the fencing.

b. Applicant Presentation

APPLICANT:

Jim Manos  
5973 Macewen Ct.  
Dublin, Ohio

Joe Clase  
Plan4Land.LLC  
10 W. North St.  
Ostrander, Ohio

Nick Elmasian  
Elmasian Engineering  
9260 Weigela Court  
Plain City, Ohio

Pat Manley  
4405 Olentangy Blvd.  
Columbus, Ohio

Mr. Manos informed the Commission that he is currently in contract with the house that would be next to the parking lot and has plans to rent it out. He discussed efforts to reach homeowners across the street in regards to parking. He informed the Commission that there would not be food service. Mr. Manos discussed the current density on the property and the expected increase. Mr. Manley discussed the roof access.

c. Public comment (public hearing)

PUBLIC COMMENT:  
Clarence Alspraugh  
226 West William Street  
Delaware, Ohio

Mr. Alspraugh voiced concern over parking in front of his house and that a tree on his property may need to be removed. He voiced a concern over traffic and that it often backs up when there is a train crossing.

Cat Wimer  
250 West William Street  
Delaware, Ohio

Ms. Wimer voiced concern over having a rental home and if the applicant would come back in the future asking for that property to be rezoned.

Tom Wolber  
272 Hearthstone Drive  
Delaware, Ohio

Mr. Wolber provided a written statement for the record and discussed his concerns over the tree replacement plan or replacement fee.

Roger Koch  
125 North Liberty Street  
Delaware, Ohio

Mr. Koch discussed the historical and architectural value of the house. He requested that the applicant work with the Historic

Preservation Commission in regards to exterior alterations on the original historical structure.

Tom Tobin  
253 West William Street  
Delaware, Ohio

Mr. Tobin voiced concerns over the impact to residents by the development including the increase of noise and increase of pedestrians and traffic in the neighborhood. He requested a minimum of an 8 foot fence as a buffer. He voiced concern over who would be renting the property.

Cheryl Hutchinson  
256 West Williams Street  
Delaware, Ohio

Ms. Hutchinson voiced a concern over the impact to her property with the widening of West William Street to allow access to the property.

Kathy Tobin  
253 West William Street  
Delaware, Ohio

Ms. Tobin voiced concerns over having a rental house and who would reside there. She voiced concern of potential increase in crime and how the development would affect property values. She questioned the location of the dumpster.

Diana Ackler  
134 Oakhill Avenue  
Delaware, Ohio

Ms. Ackler voiced concerns over how her backyard property will be affected by the parking lot and the effects to the property values.

Mr. Manos informed the Commission that he was willing to work with the Historic Preservation Commission. Mr. Efland informed the Commission that the property is not located in the Historic District and that the applicant is not required to present the application before the Commission. Mr. Efland recommended that the applicant pledge to work with the Historic Preservation Commission for input.

Mr. Manos informed the Commission that he was not intending to rent to college students and would be willing to put up an 8 foot

fence between the hotel and also the rental. He informed the Commission that he was not planning on using a dumpster, but would use trash receptacles. He stated he was aware of any conditions.

d. Commission Action

**Motion:** Vice-chair Mantzoros move to approved 2018-1026, along with all staff conditions, seconded by Mr. Badger. Motion approved by a 6-0 vote.

**Motion:** Vice-chair Mantzoros move to approved 2018-1027, along with all staff conditions, seconded by Mr. Badger. Motion approved by a 6-0 vote.

**Motion:** Vice-chair Mantzoros move to approved 2018-1028, along with all staff conditions, seconded by Mr. Badger. Motion approved by a 6-0 vote.

B. Wilgus Property

(1) **2018-0955:** A request by Planned Communities Inc. for approval of a Rezoning Amendment for Francis and Mary Lou Wilgus on approximately 89.618 acres (parcels 419-220-02-005-000 and 419-220-02-007-000) from A-1 (Agricultural District) to M-1 PMU (Light Manufacturing with a Planned Mixed Use Overlay District) at 2781 Airport Road located at the western terminus of Sawmill Parkway, east of Section Line Road, south of Airport Road and north of the future extended Sawmill Parkway.

(2) **2018-0956:** A request by Planned Communities Inc. for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for Francis and Mary Lou Wilgus on approximately 89.618 acres (parcels 419-220-02-005-000 and 419-220-02-007-000) at 2781 Airport Road located at the western terminus of Sawmill Parkway, east of Section Line Road, south of Airport Road and north of the future extended Sawmill Parkway.

**Anticipated Process**

a. Staff Presentation

Mr. Efland discussed with the Commission the current annexation process that the Applicant is presenting to City Council for the property. He informed them that the subject site is currently in Delaware Township. He reviewed the staff report and provided aerial photographs of the site. Mr. Efland reviewed that permits for future development would require both airport and F.A.A. permits and that

future extension of utilities would be by developers. Mr. Efland provided a revision to staff recommendation 1, in which the word “and Preliminary” is deleted.

b. Applicant Presentation

Jack Brickner  
110 North Wood Blvd.  
Columbus, Ohio

c. Public comment (public hearing)

There was no public comment.

d. Commission Action

**Motion:** Mr. Halter moved to approve 2018-0955, along with all staff conditions and removal of the word “and preliminary”, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

**Motion:** Mr. Halter moved to approve 2018-0956, along with all staff conditions, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

- C. 2018-1061: A request by Delaware Bible Church for approval of a Conditional Use Permit for a temporary trailer (modular classroom) on approximately 7.53 acres zoned R-3 (One-Family Residential District) located at 45 Belle Avenue.

**Anticipated Process**

a. Staff Presentation

Mr. Efland discussed the location for a proposed modular classroom and the intent to utilize the temporary trailer for three years.

b. Applicant Presentation

Warren Bishop Adams  
2010 Sherwood Rd  
Ashley, Ohio

Mr. Adams discussed the need for the additional spacing for projected increases in enrollment. He discussed the location due to plans for additional permanent construction.

- c. Public comment (public hearing)

There was no public hearing.

- d. Commission Action

**Motion:** Mr. Badger moved to approve 2018-1061, along with all staff conditions, seconded by Mayor Riggle. Motion approved by a 6-0 vote.

D. Stockdale Farms

- (1) 2018-1173: A request by Terra Alta LLC for approval of an Amended Preliminary Development Plan for Stockdale Farms consisting of 322 single family units on 150.99 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads.
- (2) 2018-1174: A request by Terra Alta LLC for approval of an Amended Preliminary Subdivision Plat for Stockdale Farms consisting of 322 single family units on 150.99 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads.
- (3) 2018-1176: A request by Terra Alta LLC for approval of an Amended Final Development Plan for Stockdale Farms Phase 1 consisting of 64 single family lots on approximately 42.414 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads.
- (4) 2018-1177: A request by Terra Alta LLC for approval of an Amended Final Subdivision Plat for Stockdale Farms Phase 1 consisting of 64 single family lots on approximately 42.414 acres zoned R-2 PMU (One Family Residential District with a Planned Mixed Use Overlay District) located at the northeast corner of Braumiller and Pollock Roads.

**Anticipated Process**

- a. Staff Presentation

Mr. Efland reviewed the approved 2015 Preliminary Development Plan and reviewed the proposed changes. Mr. Efland discussed the formal condition that was agreed upon for a continuous tree buffering in previous plan at the request of an adjacent homeowner that was left out. Mr. Efland informed the Commission that he was formally adding a Condition 5 to case 2018-1173, to have continuous buffering of 8 foot high Norway Spruce Trees to screen the adjacent home along lots numbered 165-171 in this proposal and shown in Phase 3 of the plan. Mr. Efland also amended cases

2018-1176 and 2018-1177 to reflect 66 single family lots.

Ms. Fortman discussed the emergency access location and design.

b. Applicant Presentation

APPLICANT:

David Denniston  
4222 Beecher Road  
Gahanna, Ohio

Mr. Denniston was in agreement to have the continuous tree line buffering.

c. Public comment (not a public hearing)

There was no public comment.

d. Commission Action

**Motion:** Mr. Badger motioned to approve 2018-1173, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved with a 6-0 vote.

**Motion:** Mr. Badger motion to approve 2018-1174, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved with a 6-0 vote.

**Motion:** Mr. Badger motion to approve 2018-1176, along with all staff conditions and recommendations and the change from 64 to 66 lots, seconded by Mr. Volenik. Motion approved with a 6-0 vote.

**Motion:** Mr. Badger motion to approve 2018-1177, along with all staff conditions and recommendations and the change from 64 to 66 lots, seconded by Mr. Volenik. Motion approved with a 6-0 vote.

E. Willowbrook Section 2 Phases 1-3 (Old Adalee Park Section 3)

(1) 2018-1219: A request by Medrock LLC, for approval of a Final Development Plan for Willowbrook Section 2, Phases 1-3 (Old Adalee Park Section 3) consisting of 85 single family lots on approximately 28.5 acres zoned R-3 PUD (One-Family Residential with a Planned Unit Development) and is located north of Boulder Drive, south of Cobblestone Drive, east of Harmony Drive and west of Canal Street.

(2) 2018-1220: A request by Medrock LLC, for approval of a Final Subdivision Plat for Willowbrook Section 2, Phases 1-3 (Old Adalee Park Section 3) consisting of 85 single family lots on approximately 28.5 acres zoned R-3 PUD (One-Family Residential with a Planned

Unit Development) and is located north of Boulder Drive, south of Cobblestone Drive, east of Harmony Drive and west of Canal Street.

**Anticipated Process**

a. Staff Presentation

Mr. Efland discussed the zoning and location of the development. He reviewed the current zoning and the original Preliminary Plan. He reviewed the proposed plan for 85 single family lots. He discussed conditions and recommendations including the ability to merge the existing HOA of Adalee Park into the new HOA. This would be at the discretion of both HOA.

b. Applicant Presentation

**APPLICANT:**

Ron Sabatino  
3895 Stoneridge Lane  
Dublin, Ohio

c. Public comment (not a public hearing)

There was no public comment.

d. Commission Action

**Motion:** Mr. Halter motion to approve 2018-1219, along with all staff conditions and recommendations, seconded by Mayor Riggle. Motion approved with a 6-0 vote.

**Motion:** Mr. Halter motion to approve 2018-1220, along with all staff conditions and recommendations, seconded by Mayor Riggle. Motion approved with a 6-0 vote.

F. Heatherton Phase 7

(1) 2018-1240: A request by Pulte Homes for approval of a Final Development Plan for Heatherton Phase 7 consisting of 28 single family lots on approximately 7.198 acres zoned R-3 PRD (One-Family Residential with a Planned Residential District) and located west of Houk Road, north of Boulder Drive and south of Benjamin Drive.

(2) 2018-1242: A request by Pulte Homes for approval of a Final Subdivision Plat for Heatherton Phase 7 consisting of 28 single family lots on approximately 7.198 acres zoned R-3 PRD (One-Family Residential with a Planned Residential District) and located west of Houk Road, north of Boulder Drive and south of Benjamin

Drive.

**Anticipated Process**

a. Staff Presentation

Mr. Selmek provided background information and history on the development. He reviewed Phase 7 of the plan and discussed current zoning. Mr. Selmek reviewed access locations for Phase 7. He discussed the lots sizes and minimal square footage requirement for a ranch house. Mr. Selmek discussed that there was no open space in this phase, but that in Section 5 of the development there is a pocket park, as well as, 32 acres of dedicated open space for a future park just south of the development.

b. Applicant Presentation

**APPLICANT:**

Joel West  
275 Metro Place South  
Dublin, Ohio

c. Public comment (not a public hearing)

There was no public comment.

d. Commission Action

**Motion:** Mr. Volenik motion to approve 2018-1240, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved with a 6-0 vote.

**Motion:** Mr. Volenik motion to approve 2018-1242, along with all staff conditions and recommendations, seconded by Mayor Riggle. Motion approved with a 6-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

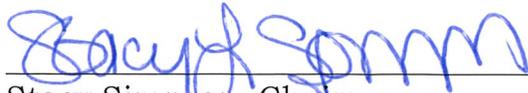
Mr. Efland provided an update on the applicants for the Comprehensive Plan Steering Committee and that a formal recommendation would be going to Council at the June 11, 2018 City Council meeting.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

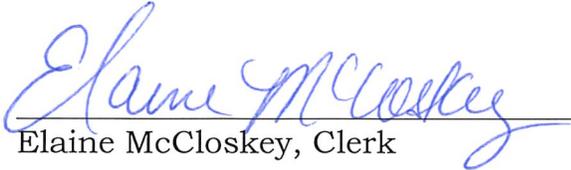
ITEM 6. NEXT REGULAR MEETING: July 18, 2018

ITEM 7. ADJOURNMENT:

**Motion:** Chairman Simpson moved for the June 6, 2018 Planning Commission meeting to adjourn. The meeting adjourned at 10:00 p.m.



Stacy Simpson, Chairperson



Elaine McCloskey, Clerk

