

PLANNING COMMISSION
July 18, 2018
MOTION SUMMARY

ITEM 1. Roll Call

Chairman Simpson called the meeting to order at 7:09 p.m.

Members Present: Robert Badger, Jim Halter, Dean Prall, Mayor Carolyn Kay Riggle, Vice-Chairman George Mantzoros and Chairman Stacy Simpson.

Members Absent: Andy Volenik

Staff Present: Jonathan Owen, Project Engineer and Lance Schultz, Zoning Administrator

Motion to Excuse: Mr. Badger moved to excuse Mr. Volenik, seconded by Mr. Prall. Motion approved by a 6-0 vote.

ITEM 2. Approval of the Motion Summary of the Planning Commission meeting held on June 6, 2018, as recorded and transcribed.

Motion: Mayor Riggle moved to approve the Motion Summary for June 6, 2018 Planning Commission meeting, seconded by Mr. Halter. Motion approved by a 5-0-1 (Prall) vote.

ITEM 3. REGULAR BUSINESS

A. 2018-1389: A request by Stavroff Land and Development Inc., for approval of a Final Subdivision Plat for Belmont Place Section 5 consisting of 38 single family lots on approximately 11.083 acres zoned R-3 PMU (One-Family Residential with a Planned Mixed Use Overlay District) and located on McNamara Loop and Neville Lane.

Anticipated Process

a. Staff Presentation

Mr. Schultz discussed the proposed Preliminary Development Plan and Plat. He provided information on access to the site and pedestrian connectivity. Information was also provided on the designated open space and Park Plan.

b. Applicant Presentation

APPLICANT:

Kevin McCauley
6689 Dublin Center Road

Dublin, Ohio 43017

Mr. McCauley stated that they were agreeable to all staff recommendations. He discussed the total lots expected when the development is completed. Mr. McCauley explained that the Residential TIF was placed prior to the start of construction.

c. Public comment (not a public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Prall motioned to approve 2018-1389, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 6-0 vote.

B. Marathon Gas Station

(1) 2018-1462: A request by N&G Takhar Oil LLC for approval of a Conditional Use Permit for a renovation and expansion of the Marathon Gas Station at 473 South Sandusky Street on approximately 0.80 acres on property zoned B-3 (Community Business District).

(2) 2018-1718: A request by N&G Takhar Oil LLC for approval of a Development Plan Exemption for a renovation and expansion of the Marathon Gas Station (former Swifty Gas Station) at 473 South Sandusky Street on approximately 0.80 acres on property zoned B-3 (Community Business District).

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the proposed building elevations and site plan. He discussed the requirement for a dumpster to be enclosed by brick walls and the required location for outside merchandise. A discussion was held on the access to and from the property, as well as, access to the VFW. Information was provided on landscaping and signage.

b. Applicant Presentation

APPLICANT:

Matt Geddis
1900 First Avenue
Middletown, Ohio

Amarjit Takhar
4365 Lisa Drive
Tipp City, Ohio

Mr. Geddis discussed the anticipated time frame to begin construction. He informed the Commission that they did not plan for the business to run 24 hours a day. Chairman Simpson voiced a concern over the large pitched roof. Mr. Geddis was in agreement to have the pitch smaller. The Commission was in agreement for the pitch dimensions to be approved administratively.

c. Public comment (public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Badger motioned to accept 2018-1462, along with all staff recommendations and conditions, seconded by Mayor Riggle. Motion approved by a 6-0 vote.

Motion: Mr. Badger motioned to accept 2018-1718, along with all staff recommendations and conditions, seconded by Mayor Riggle. Motion approved by a 6-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Prall voiced concerns over the Cheshire Road south side emergency access road and that there is no barrier in place. He stated that he has seen construction crews utilizing the access even though there is signage indicating not for public use.

Mr. Halter discussed the previous recommendations and conditions for the landscaping and paving of the parking lot for Garage 26.

ITEM 6. NEXT REGULAR MEETING: August 1, 2018

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the July 18, 2018 Planning Commission meeting to adjourn. The meeting adjourned at 7:47 p.m.


Chairperson

Elaine McCloskey

Elaine McCloskey, Clerk