

PLANNING COMMISSION
August 1, 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: Jonathan Owen, Project Engineer, Lance Schultz, Zoning Administrator and Dave Efland, Planning and Community Development Director

Motion: Mr. Badger moved to change the sequence of the agenda to hear the Communities of Glenross after the Joshua Morgan case, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

ITEM 2. APPROVAL of the Motion Summary of the Planning Commission meeting held on July 18, 2018, as recorded and transcribed.

Motion: Mayor Riggle motioned to approve the Motion Summary for the Planning Commission meeting held on July 18, 2018, as recorded and transcribed, seconded by Mr. Halter. Motion approved by a 7-0 vote.

ITEM 3. ELECTION OF OFFICERS

A. Chairperson

Motion: Mr. Badger motioned to nominate Stacy Simpson as Chairperson, seconded by Mayor Riggle. There were no other nominations. Motion approved by a 7-0 vote.

B. Vice-Chairperson

Motion: Mr. Prall motioned to nominate George Mantzoros as Vice-Chairperson, seconded by Mr. Halter. There were no other nominations. Motion approved by a 7-0 vote.

ITEM 4. REGULAR BUSINESS

A. 2018-1589: A request by Joshua Morgan Construction LLC for approval of a Rezoning Amendment at 1354 SR 521 (Parcels 519-441-02-002-000, 519-441-02-003-000 & 519-441-02-004-000) from A-1 (Agricultural District) to R-3 (One-Family Residential District) on approximately 2.091 acres.

Anticipated Process

a. Staff Presentation

Mr. Schultz discussed the proposed plat and engineering is reviewing the sanitary/sewer line extensions.

b. Applicant Presentation

APPLICANT:

Andrew Wecker
50 North Sandusky Street
Delaware, Ohio

Josh Morgan
862 Township Road
Marengo, Ohio

Mr. Morgan discussed his plans to have new construction to conform to surrounding neighborhood.

c. Public comment (public hearing)

PUBLIC COMMENT:

Max Caldwell
1509 Bowtown Road
Delaware, Ohio

Mr. Caldwell voiced concerns of drainage needs that will be required with sidewalks and current standing water and draining issues in the surrounding area and his property. Mr. Efland discussed coordinating with the County regarding drainage issues.

d. Commission Action

Motion: Mr. Prall motioned to accept 2018-1589, along with all staff recommendations and conditions, seconded by Vice-Chairman Mantzoros. Motion approved by a 7-0 vote.

B. Seattle House Apartments

- (1) 2018-1394: A request by Metro Development LLC for approval of a Rezoning Amendment for the Seattle House Apartments (240 units) on approximately 24.212 acres (parcel 519-444-01-001-001) from R-6 (Multi-Family Residential District) and B-3 (Community Business District) to R-6 and B-3 PMU (Planned Mixed Use Overlay District) and located on the north side of US 36/37 and the south

side of Bowtown Road just east of the Chesrown auto storage lot.

- (2) 2018-1395: A request by Metro Development LLC for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for the Seattle House Apartments (240 units) on approximately 24.212 acres (parcel 519-444-01-001-001) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown auto storage lot.
- (3) 2018-1396: A request by Metro Development LLC for approval of a Preliminary Development Plan for the Seattle House Apartments (240 units) on approximately 24.212 acres (parcel 519-444-01-001-001) zoned R-6 and B-3 PMU (Planned Mixed Use Overlay District) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown auto storage lot.

Anticipated Process

a. Staff Presentation

Mr. Schultz informed the Commission that the proposed development encompasses 24.12 acres which is divided into two sub-areas. Sub-Area A will consist of multi-family housing on 20.972 acres and Sub-Area B will consist of commercial property and open space on 3.24 acres. Mr. Schultz discusses current zoning and the proposed plan. He provided information on access to the development and a secondary emergency access point. Information was provided regarding pedestrian connectivity and available parking spaces. Staff recommends a 10 foot mounding with 6 feet trees. He discussed the proposed apartments to be 3 stories high and materials. Information was provided on amenities for the development. Mr. Efland provided a letter of support by Chesrown. A discussion was held with the Commission regarding the materials proposed by the Application and recommendations for more natural materials on facades facing surrounding neighbors. Information was provided to the Commission regarding the Impact Traffic Study conducted by the Applicant.

b. Applicant Presentation

APPLICANT:

Steve Cuckler
94 North Sandusky Street
Delaware, Ohio

Joe Thomas
470 Olde Worthington Road

Delaware, Ohio

Mr. Thomas provided information on the different amenities being offered to tenants, the rent range and projected income of tenants. He discussed the inside amenities and square footage for both one and two bedroom units. He explained that first floor units will have handicap accessibility.

Mayor Riggle discussed the need for more affordable housing to support lower income workers.

A discussion was held regarding the water basins and expected flow of drainage.

c. Public comment (public hearing)

Wendy Caldwell
1509 Bowtown Road
Delaware, Ohio

Ms. Caldwell voiced a concern over the location of the emergency access drive being directly in line with her driveway. She voiced a concern over the high density and that the buffering was not high enough for a 3 story building. Ms. Caldwell also informed the Commission that she did not receive public notice in the form of a letter for the hearing, but did see the signage.

Chris Acker
90 Lackey-Old State Road
Delaware, Ohio

Mr. Acker read a written statement into the record regarding his concerns of the development. He voiced concerns related to continued construction and development and how it affects traffic and infrastructure needs. He voiced a concern over water run-off. He requested that the City consult with the Delaware County Soil and Water on how the development may affect surrounding farm land that reside in the County.

Nicki Acker
90 Lackey-Old State Road
Delaware, Ohio

Mrs. Acker voiced a concern regarding the traffic concerns in the area and where will the additional traffic be diverted during

improvements to the Point.

Diane Nutter
3273 Medoma Drive
Columbus, Ohio 43204

Ms. Nutter voiced concerns regarding the drainage issue and standing water issues in the area and how the development will impact these issues. She requested that the City consult with the Delaware County Soil and Water Conservatory District regarding these issues.

Holly Quaine
Delaware County Chamber of Commerce
32 South Sandusky Street
Delaware, Ohio

Ms. Quaine voiced her support for the development and discussed the needs for housing for workforce.

Mr. Efland discussed the concerns voiced regarding the fire access and will work with the Fire Chief to meet the standards. He discussed the preference to not have a gate on the emergency access due to delays in response time. Mr. Thomas was in agreement to move the access road a little to the east. Mr. Efland reviewed staff process on notification of public hearings. Mr. Thomas informed the Commission that he did meet with surrounding neighbors. Mr. Owens discussed the water drainage concerns and that the ponds will be controlled on the rate of water release. Mr. Thomas informed the Commission that he had met with Delaware City School Superintendent regarding the proposed development.

d. Commission Action

Motion: Mr. Prall motioned to approved 2018-1394, along with all staff recommendations and conditions, seconded by Mr. Halter. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approved 2018-1395, along with all staff recommendations and conditions, seconded by Mr. Halter. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approved 2018-1396, along with all staff recommendations and conditions, seconded by Mr. Halter. Motion approved by a 6-1 (Riggle) vote.

C. Highpoint Place Apartments

- (1) 2018-1402: A request by Metro Development LLC for approval of a Rezoning Amendment for the Highpoint Place Apartments (160 units) on approximately 16.70 acres (parcels 519-442-10-020-000 and 519-442-10-021-000) from R-6 (Multi-Family Residential District) to R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) located on the north side of Bowtown Road just west of Village Gate Apartments.
- (2) 2018-1403: A request by Metro Development LLC for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Overlay District) to be established for the Highpoint Place Apartments (160 units) on approximately 16.70 acres (parcels 519-442-10-020-000 and 519-442-10-021-000) and located on the north side of Bowtown Road just west of Village Gate Apartments.
- (3) 2018-1404: A request by Metro Development LLC for approval of a Preliminary Development Plan for the Highpoint Place Apartments (160 units) on approximately 16.70 acres (parcels 519-442-10-020-000 and 519-442-10-021-000) zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Bowtown Road just west of Village Gate Apartments.

Anticipated Process

a. Staff Presentation

Mr. Schultz provided a presentation on the location of the property and the proposed development. He discussed the access point and the need to work with Village Gate for a proposed emergency access point. He discussed current zoning and allowances. He discussed the parking plan and amenities.

b. Applicant Presentation

APPLICANT:

Steve Cuckler
94 North Sandusky Street
Delaware, Ohio

Joe Thomas
470 Olde Worthington Road
Delaware, Ohio

c. Public comment (public hearing)

David Gordon
82 North Franklin St.
Delaware, Ohio

Ed Snodgrass
100 West Delaware Run
Delaware, Ohio

Mr. Gordon and Mr. Snodgrass voiced their opposition to the development and voiced concerns on the impact to their business located near the development. Mr. Gordon discussed that they have a current problem with traffic cutting through their property. Concerns were also voiced on if other property owners will be expected to make improvements, such as sidewalks. Mr. Gordon also voiced concerns on the density and how it was calculated.

Eddie Ambrose
527 Bowtown Road

Mr. Ambrose voiced concerns regarding the increase of traffic on Bowtown Road and the lack of road connection to the north from the development.

Mr. Owens reviewed the results of the Traffic Impact Study. Mr. Efland discussed that density is calculated by gross acreage. The Commission voiced concerns over the ability of Bowtown Road to handle additional traffic.

d. Commission Action

Motion: Mr. Badger motioned to approved 2018-1402, along with all staff recommendations and conditions, seconded by Mr. Prall. Motion failed by a 3-4 (Badger, Riggle, Mantzoros, Simpson) vote.

Motion: Mr. Badger motioned to approved 2018-1403, along with all staff recommendations and conditions, seconded by Mr. Prall. Motion failed by a 3-4 (Badger, Riggle, Mantzoros, Simpson) vote.

Motion: Mr. Badger motioned to approved 2018-1404, along with all staff recommendations and conditions, seconded by Mr. Prall. Motion failed by a 3-4 (Badger, Riggle, Mantzoros, Simpson) vote.

D. Glenross North – Sections 2-4

- (1) 2018-1731: A request by Glenross North LLC., for approval of a Final Development Plan for Glenross North Sections 2-4 containing 127 single family lots on approximately 65.81 acres located just east of Glenn Parkway and north of the Glenross Golf Club on property zoned R-2 PMU (One-Family with a Planned Mixed Use Overlay

- District).
- (2) 2018-1733: A request by Glenross North LLC., for approval of a Final Subdivision Plat for Glenross North Section 2 containing 48 single family lots on approximately 28.726 acres on property zoned R-2 PMU (One-Family with a Planned Mixed Use Overlay District) and located on Irvine Loop, Delano Drive, Sycamore Lane, Irvine Way and Blackmore Drive.
 - (3) 2018-1735: A request by Glenross North LLC., for approval of a Final Subdivision Plat for Glenross North Section 3 containing 44 single family lots on approximately 17.930 acres on property zoned R-2 PMU (One-Family with a Planned Mixed Use Overlay District) and located on Blackmore Drive, Windley Court and Melick Drive.
 - (4) 2018-1737: A request by Glenross North LLC., for approval of a Final Subdivision Plat for Glenross North Section 4 containing 35 single family lots on approximately 19.157 acres on property zoned R-2 PMU (One-Family with a Planned Mixed Use Overlay District) and located on Melick Drive and Irvine Way.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the Approved Preliminary Development Plan and the Proposed Final Development Plan. He discussed the conditions and landscape plan. Information was provided that Sections 2-4 will be placed into the existing New Community Authority.

b. Applicant Presentation

APPLICANT:

Brian Prenger
EMHT
5500 New Albany Road
Columbus, Ohio

Mr. Prenger discussed the plans to construct the park area prior to Stage 3. He was in agreement with all other conditions.

c. Public comment (not a public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Prall motioned to approved 2018-1731, along with all staff recommendations and conditions, seconded by Mr. Badger. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approved 2018-1733, along with all staff recommendations and conditions, seconded by Mr. Badger. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approved 2018-1735, along with all staff recommendations and conditions, seconded by Mr. Badger. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approved 2018-1737, along with all staff recommendations and conditions, seconded by Mr. Badger. Motion approved by a 7-0 vote.

ITEM 5. PLANNING DIRECTOR'S REPORT

Mr. Efland provided an update on the Comprehensive Planning Steering Committee.

ITEM 6. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 7. NEXT REGULAR MEETING: September 5, 2018

Mr. Efland informed the Commission that the October Planning Commission meeting will be held on October 17, 2018 due to a conference.

ITEM 8. ADJOURNMENT:

Motion: Chairman Simpson moved for the August 1, 2018 Planning Commission meeting to adjourn. The meeting adjourned at 7:47 p.m.


Chairperson


Elaine McCloskey, Clerk