

PLANNING COMMISSION
September 5, 2018
MOTION SUMMARY

ITEM 1. Roll Call

Chairman Simpson called the meeting to order at 6:58 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

ITEM 2. APPROVAL of the Motion Summary of the Planning Commission meeting held on August 1, 2018, as recorded and transcribed.

Motion: Mr. Halter motioned to approve the Motion Summary for the Planning Commission meeting held on August 1, 2018, as recorded and transcribed, seconded by Mayor Riggle. Motion approved by a 7-0 vote.

ITEM 3. REGULAR BUSINESS

- A. Belle Commons – Rezoning (2018-1965), Conditional Use Permit (2018-1966), Preliminary Development Plan (2018-1967), Preliminary Subdivision Plat (2018-1968), Final Subdivision Plat Sub-Area B (2018-1969) and public hearing has been postponed by the applicant until a later date.

Mr. Efland informed the Commission that the Applicant had requested to not present Belle Commons at this meeting.

- B. 2018-1988: A request by Mystic Golf and Games LLC., for approval of a Conditional Use Permit at 1159 Columbus Pike within the Delaware Square Shopping Center and zoned B-3 (Community Business District).

Anticipated Process

- a. Staff Presentation

Mr. Selmek provided information on the zoning surrounding the proposed development. He discussed the access the location and parking plan.

- b. Applicant Presentation

APPLICANT:

David Sturman

328 Linwood Street
Delaware, Ohio

Joe Perry
627 August Drive
Marion, Ohio

Scott Ritter
333 North Liberty Street
Delaware, Ohio

Mr. Sturman provided information on the type of simulation games that will be offered.

c. Public comment (public hearing)

There was no public participation.

d. Commission Action

Motion: Mr. Prall motioned to approve 2018-1988, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 7-0 vote.

C. 2017-2057: A request by LND Troy Center, LTD for approval of a Development Plan Exemption for Troy Road Shopping Center on approximately 2.50 acres zoned B-3 (Community Business District) and located at 652 West Central Avenue.

Anticipated Process

a. Staff Presentation

Mr. Schultz discussed the current zoning and plans to upgrade the exterior façade. He reviewed proposed elevations and informed that the existing site plan will have no changes.

b. Applicant Presentation

APPLICANT:
Errol D'Souza
P.O. Box 284
Galena, Ohio

Jeff Baldauf
Baldauf Construction
211 Dix Avenue

Marion, Ohio

Mr. D'Souza discussed the occupancy of the building and plans for new signage as new tenants come in.

c. Public comment (not a public hearing)

There was no public participation.

d. Commission Action

Motion: Mr. Badger motioned to approve 2017-2057, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 7-0 vote.

D. 2018-2050: A request by Source Point for approval of an Amended Final Development Plan for a Parking Lot Expansion for Source Point on approximately 11.41 acres zoned PO/I (Planned Office/Institutional District) and located at 800 Cheshire Road.

Anticipated Process

a. Staff Presentation

Mr. Schultz discussed the plan to have additional parking spaces to the property. He informed the Commission that access sites will remain the same. He reviewed the proposed plan.

Mr. Owens discussed the drainage was evaluated and assessed to have plenty of capacity.

Mr. Efland discussed that there was a need during large events to have additional parking spaces. Mr. Prall voiced a concern over the elimination of green space when there is available space along the southern end. Mr. Efland discussed future plans to have a road construction along the southern end.

b. Applicant Presentation

APPLICANT:

Amanda Spencer
59 Grant Street
Columbus, Ohio

Kim Clewell
800 Cheshire Road

Delaware, Ohio

Ms. Spencer and Ms. Clewell discussed the plans to increase handicap accessible spots. A discussion was held if there was an additional need for handicap accessible parking. Ms. Clewell discussed that staff will survey members to assess if additional parking is needed at a later date.

c. Public comment (not a public hearing)

There was no public participation.

d. Commission Action

Motion: Mr. Prall motioned to approve 2018-2050, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

- E. 2018-2255: A request by Medrock LLC for approval of a Final Subdivision Plat for Willowbrook Retail Development Phase 2 on approximately 3.324 acres zoned B-4 PUD (General Business District with a Planned Unit Development District) and located on the south side of US 36 and on the west side of South Houk Road.

Anticipated Process

a. Staff Presentation

Mr. Efland reviewed the proposed plat and the plan to subdivide the out lots.

b. Applicant Presentation

APPLICANT:

Ron Sabatino
Medrock LLC
3895 Stoneridge Lane
Dublin, Ohio

c. Public comment (not a public hearing)

There was no public participation.

d. Commission Action

Motion: Mr. Halter motioned to approve 2018-2255, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

- F. 2018-2053: A request by Delaware Development Plan LTD for a Concept Plan review for proposed revisions to Coughlin Crossings Sub-Area 5 and for Blue Sky Carwash in Sub-Area 6 on approximately 22.70 acres zoned A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) and located north of Meeker Way, east of US 23, west of Stratford Road and south of Elliot Estates Subdivision.

Anticipated Process

- a. Staff Presentation

Mr. Schultz discussed the proposed Preliminary Development Plan and the changes to Sub Area 5 and 6. He discussed the option to convert Reserve Area A to office buildings or a strip center and Lot 3 to potentially be converted to a restaurant. Mr. Schultz discussed the site plan for the Blue Sky Car Wash.

- b. Applicant Presentation

APPLICANT:

Connie Klema
P.O. Box 991
Pataskala, Ohio

Ms. Klema provided a presentation of the proposed changes.

Steve Martin
50 North Sandusky Street
Delaware, Ohio

Barry Nutter
Blue Sky Car Wash
441 Keisel Court
Powell, Ohio

Mr. Martin discussed the patented system of the Blue Sky Car Wash and the need for the tunnel in the building, along with franchise requirements. Mr. Nutter discussed the success of Blue Sky Car Wash in surrounding areas.

- c. Public comment (not a public hearing)

There was no public participation.

- d. No Commission Action Required

- G. 2018-2260: A request by the City of Delaware for approval of a Development Plan Exemption for a pedestrian connector between City Hall and 18 East William Street on approximately 0.40 acres and zoned B-2 (Central Business District) and located at 1 South Sandusky Street.

Anticipated Process

- a. Staff Presentation

Mr. Efland discussed the proposed elevation for the pedestrian connector. He discussed that the second floor of the City Hall Annex building will be ADA compliant with the use of the elevator in the City Hall building.

- b. Applicant Presentation

- c. Public comment (not a public hearing)

There was no public participation.

- d. Commission Action

Motion: Mr. Badger motioned to approve 2018-2260, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

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

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: October 17, 2018

Chairman Simpson informed the Commission that he may be unavailable on this date to attend the meeting.

Mr. Efland discussed the progress of Terra Alta.

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 8:41 p.m.

A handwritten signature in blue ink, appearing to read "Nancy Johnson", written over a horizontal line.

Chairperson

A handwritten signature in blue ink, appearing to read "Elaine McCloskey", written over a horizontal line.

Elaine McCloskey, Clerk