

PLANNING COMMISSION
October 17, 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, 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 September 5, 2018, as recorded and transcribed.

Motion: Mr. Halter motioned to approve the Motion Summary for the Planning Commission meeting held on September 5, 2018, as recorded and transcribed, seconded by Mayor Riggle. Motion approved by a 7-0 vote.

ITEM 3. REGULAR BUSINESS

A. Camp Lazarus

- (1) 2018-2385: A request by Simon Kenton Council Boy Scouts of America for approval of a Rezoning Amendment for Camp Lazarus from A-1 (Agricultural District) to A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) encompassing approximately 231 acres and located at 4422 Columbus Pike.
- (2) 2018-2387: A request by Simon Kenton Council of Boy Scouts of America for approval of a Conditional Use Permit for Camp Lazarus to allow the placement of a PMU (Planned Mixed Use Overlay District) to be established at 4422 Columbus Pike on approximately 231 acres.
- (3) 2018-2386: A request by Simon Kenton Council of Boy Scouts of America for approval of a Preliminary Development Plan for Camp Lazarus on approximately 231 acres zoned A-1 PMU and located at 4422 Columbus Pike.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the zoning map and discussed the proposed annexation into the City. He provided aerial photos of the property.

b. Applicant Presentation

APPLICANT:

Jeffrey Moe
Boy Scouts of America/Simon Kenton Council, CEO
807 Kinnear Road
Columbus, Ohio

Phillip Smith
Boy Scouts of America Camp Lazarus, Facilities Director
4422 Columbus Pike
Delaware, Ohio

Mr. Moe discussed the preference to annex into the City to be able to connect to City utilities.

Mr. Prall requested information on the storage of firearms. Mr. Smith discussed that firearms are keyed and locked for safety. Mr. Smith also discussed current signage regarding trespassing and that they currently utilize the sheriff department for trespassing concerns.

c. Public comment (not a public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Prall motioned to approve 2018-2385, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2018-2387, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2018-2386, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 7-0 vote.

B. The Wesleyan Inn

(1) 2018-2462: A request by Manos Properties for approval of Conditional Use Permit to allow The Wesleyan Inn at 235 West William Street on approximately 0.72 acres zoned PO/I (Planned Office/Institutional).

(2) 2018-2463: A request by Manos Properties for approval of a Preliminary Development Plan for The Wesleyan Inn at 235 West William Street on approximately 0.72 acres and zoned PO/I (Planned Office/Institutional).

Anticipated Process

a. Staff Presentation

Mr. Efland discussed the current zoning map and aerial photographs of the site. He discussed the plan for the applicant to rehabilitate the original Perkins House and to include the house into the development of the hotel. The property will include a 43 room hotel that is four stories and have parking under the addition. The current plan will remove the house at 239 West William Street and make it a park like setting to provide an additional buffering to the neighbors. Mr. Efland provided a plan of the current Landscape Plan and elevations of the building. Improvements along West William Street were discussed in the William Street Concept Plan.

Mr. Weber discussed the concerns voiced regarding the impact to traffic from the development. He discussed that the traffic to and from the property will be spread out and that the project will produce a minor traffic generator. He discussed the plans for the applicant to widen William Street.

b. Applicant Presentation

APPLICANT:

Jim Manos
5973 Macewan Court
Dublin, Ohio

Jeffrey Brown
Smith and Hale LLC
37 West Broad Street, Suite 460
Columbus, Ohio

Pat Manley
4405 Olentangy Blvd.
Columbus, Ohio

Mr. Brown discussed that the applicant had reconfigured the site plan based on Council suggestions and that they accept staff conditions. Mr. Manos discussed that there will be no food service on the property and that he is working with the University on emergency access to the property.

Mr. Efland address concerns regarding the parking and that the current plan meets the minimal standard for parking.

c. Public comment (not a public hearing)

PUBLIC PARTICIPATION:

Tom Tobin

253 West William Street
Delaware, Ohio

Mr. Tobin voiced the concern that the neighborhood is opposed to the concept of a hotel in the area. He discussed that the current zoning was to benefit the university, but since Ohio Wesleyan University no longer owns the property he would prefer for the zoning to change. Mr. Tobin requested clarification regarding the parking on the William Street Concept Plan. Mr. Weber clarified that the Concept Plan was only presented for street improvements and not related to the current proposed parking.

d. Commission Action

Motion: Mr. Badger motioned to approve 2018-2462, along with all staff conditions and recommendations, seconded by Vice-Chair Mantzoros. Motion approved by a 6-1 (Prall) vote.

Motion: Mr. Badger motioned to approve 2018-2463, along with all staff conditions and recommendations, seconded by Vice-Chair Mantzoros. Motion approved by a 6-1 (Prall) vote.

C. Belmont Place West

- (1) 2018-2459: A request by Stavroff Land Development, Inc., for approval of development text amendment to Ordinance 08-113 for Belmont Place (Sub-Area A) for 102 single family lots and 5 commercial out lots located north of Peachblow Road and east of Glenn Parkway on approximately 49.6 acres zoned B-3, R-6 and A-1 PMU (Community Business District, Multi-Family Residential District and Agricultural District with a Planned Mixed Use Overlay District).
- (2) 2018-2460: A request by Stavroff Land Development for approval of Preliminary Development Plan for Belmont Place (Sub-Area A) for 102 single family residential lots and 5 commercial out lots located north of Peachblow Road and east of Glenn Parkway on approximately 49.6 acres zoned B-3, R-6 and A-1 PMU (Community Business District, Multi-Family Residential District and Agricultural District with a Planned Mixed Use Overlay District).
- (3) 2018-2461: A request by Stavroff Land Development for approval of Preliminary Subdivision Plat for Belmont Place (Sub-Area A) for 102 single family residential lots and 5 commercial out lots located north of Peachblow Road and east of Glenn Parkway on approximately 49.6 acres zoned B-3, R-6 and A-1 PMU (Community Business District, Multi-Family Residential District and Agricultural District with a Planned Mixed Use Overlay District).

Anticipated Process

- a. Staff Presentation

Mr. Schultz reviewed the current zoning code and that development could accommodate up to 400 apartments and commercial building on the property. With the market changes the applicant proposes 102 single family lots and 5 out lots. He discussed access to the site and plans for installation of traffic signals. He reviewed the tree removal plan and pedestrian connectivity.

Mr. Efland discussed the various changes to the development plan, with some related to the road configuration.

Mr. Prall voiced a concern over the lack of recreational facilities and amenities and the height of the mounding and trees to the out lots.

b. Applicant Presentation

APPLICANT:

Kevin McCauley
6689 Dublin Center Drive
Dublin Ohio

Brad Holland
EMHT
5500 New Albany Road
Columbus, Ohio

Mr. McCauley addressed the current recreational amenities and greenspace. He discussed receiving input from the HOA on what amenities are wanted by the community. He discussed current use of amenities by current residences. Mr. McCauley discussed the location of right in-right out preferences. Mr. Weber discussed that determination can be made after determination of what is placed in specific lots and by traffic study.

Mr. Holland discussed the buffering along Glenn Parkway.

c. Public comment

There was no public comment.

d. Commission Action

Motion: Mr. Badger motioned to approve 2018-2459, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 7-0 vote.

Motion: Mr. Badger motioned to approve 2018-2460, along with all staff

conditions and recommendations, seconded by Mr. Halter. Motion approved by a 7-0 vote.

Motion: Mr. Badger motioned to approve 2018-2461, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 7-0 vote.

Chairman Simpson requested a break at 8:45 p.m. and reconvened the meeting at 8:48 p.m.

- D. River Street Business Park
- (1) 2018-2493: A request by Tim Colatruglio for approval of a Final Development Plan for River Street Business Park encompassing approximately 2.594 acres (13 properties) located at 45 River Street and zoned B-3 and R-4 PMU (Community Business District and Medium Density Residential District with a Planned Mixed Use Overlay).
 - (2) 2018-2494: A request by Tim Colatruglio for approval of an Alley Vacation for River Street Business Park encompassing approximately 2.594 acres (13 properties) located at 45 River Street and zoned B-3 and R-4 PMU (Community Business District and Medium Density Residential District with a Planned Mixed Use Overlay).

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the proposed site plan and the location of the alley vacation. He discussed access locations to the development.

b. Applicant Presentation

APPLICANT:

Mike Williamson
5543 ½ US Hwy 42
Mount Gilead, Ohio

Tim Colatruglio
3630 Curve Road
Delaware, Ohio

The applicants voiced no concerns regarding the conditions.

c. Public comment

There was no public comment.

d. Commission Action

Motion: Mr. Prall motioned to approve 2018-2493, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2018-2494, 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 Plan process and the current online survey for community input. He informed the Commission that the City received an award from the American Planning Association.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

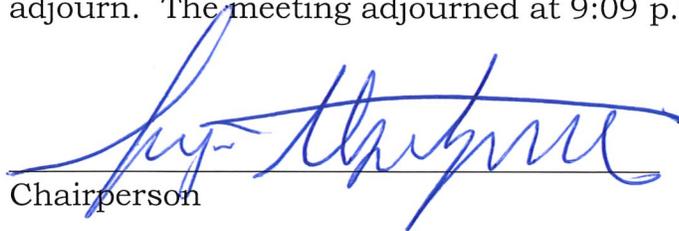
Chairman Simpson informed the Commission that he may be unavailable on this date to attend the meeting due to work.

Mr. Halter requested information on the status of the opening of the popcorn store.

ITEM 6. NEXT REGULAR MEETING: November 7, 2018

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 9:09 p.m.


Chairperson


Elaine McCloskey, Clerk