

**PLANNING COMMISSION
NOVEMBER 7, 2018
MOTION SUMMARY**

ITEM 1. Roll Call

Vice-Chairman Mantzoros called the meeting to order at 7:00 p.m.

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

Members Absent: Chairman Stacy Simpson

Staff Present: Jonathan Owen, Project Engineer, Carrie Fortman, Project Engineer, Lance Schultz, Zoning Administrator and Dave Efland, Planning and Community Development Director

Motion to Excuse: Mr. Badger motioned to excuse Chairman Simpson, seconded by Mayor Riggle. Motion approved by a 6-0 vote.

ITEM 2. APPROVAL of the Motion Summary of the Planning Commission meeting held on October 17, 2018, as recorded and transcribed.

Motion: Mr. Prall motioned to approve the Motion Summary for the Planning Commission meeting held on October 17, 2018, as recorded and transcribed, seconded by Mr. Halter. Motion approved by a 6-0 vote.

ITEM 3. REGULAR BUSINESS

A. Belle Commons

- (1) 2018-1968: A request by Makapa LLC., for approval of a Preliminary Subdivision Plat for Belle Commons on approximately 1.344 acres on property zoned R-3 (One-Family Residential District) and located on the north side of Belle Avenue and the east side of Liberty Road.
- (2) 2018-1969: A request by Makapa LLC., for approval of a Final Subdivision Plat for Belle Commons on approximately 1.344 acres on property zoned R-3 (One-Family Residential District) and located on the north side of Belle Avenue and the east side of Liberty Road.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the staff report and discussed access to the lots. He discussed the pedestrian connectivity and that sidewalks would need to be placed in the right-a-way or easement area. Mr. Schultz reviewed the conditions.

Mr. Badger questioned who was responsible for the removal of the

current guardrail. Mr. Owens discussed that the guardrail will need to be trimmed back and is the responsibility of the developer.

b. Applicant Presentation

APPLICANT:

Lyh Makeever
930 South Walnut Street
Bucyrus, Ohio

Jim Ullman
1520 Hyatts Road
Delaware, Ohio 43015

Mr. Makeever discussed the potential need to replat in the future to allow access to lots without street access.

c. Public comment (not a public hearing)

PUBLIC PARTICIPATION:

Tom Wolber
272 Hearthstone Drive
Delaware, Ohio

Mr. Wolber read a statement voicing the environmental concerns related to Liberty Casting and the responsibility of the developer to notify clients of potential health risks.

Anna Willow
Written Statement
56 Lobdell Drive
Delaware, Ohio 43015

Mr. Wolber provided a written statement from Ms. Willow regarding her concerns over Liberty Casting.

d. Commission Action

Motion: Mr. Badger motioned to approve 2018-1968, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 6-0 vote.

Motion: Mr. Badger motioned to approve 2018-1969, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 6-0 vote.

- B. 2018-2673: A request by Del-Mor Dwelling Corporation for approval of a Final Development Plan for an actively owned and managed 40 dwelling unit affordable housing development at 250 Curtis Street located on the north side of Firestone Drive on approximately 3.64 acres on property zoned PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District).

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the proposed site plan and discussed the sidewalk location and land preservation. He discussed the detention basin location and landscaping and tree removal.

Mr. Prall requested information regarding outdoor seating areas.

b. Applicant Presentation

APPLICANT:

Jim Wilson
30 North Franklin
Delaware, Ohio

Randall Woodings
400 South Fifth Street
Columbus, Ohio

Mr. Wilson discussed the current location of outdoor seatings and that there is a main patio off of the main building. Mr. Wilson discussed the projected timeline for the project to start construction. Mr. Owens discussed the potential grading changes and retention basin changes. Mr. Wilson voiced no concerns on staff conditions.

c. Public comment (not a public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Halter motioned to approve 2018-2673, along with all staff conditions and recommendations, seconded by Mayor Riggle. Motion approved by a 6-0 vote.

- C. 2018-2612: A request by RealCo Enterprises LLC., for approval of a Combined Preliminary and Final Development Plan for Raising

Cane's encompassing approximately 1.485 acres at 720 Sunbury Road on property zoned B-3 PMU (Community Business District with a Planned Mixed Use Overlay District).

Anticipated Process

a. Staff Presentation

Mr. Schultz discussed the location of the development and access to the site. He discussed that the site will be accessed on the internal road of the development. He discussed the elevations and signage plans. Staff recommends signage only on three elevations and not the four requested by the applicant.

b. Applicant Presentation

APPLICANT:

Drew Gatliff
1062 Rich Street
Columbus, Ohio

Mr. Gatliff voiced no concerns over the conditions and staff recommendations. He discussed the outdoor seating location and expected hours of operation.

c. Public comment (not a public hearing)

There was no public comment

d. Commission Action

Motion: Mr. Prall motioned to approve 2018-2612, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 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.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

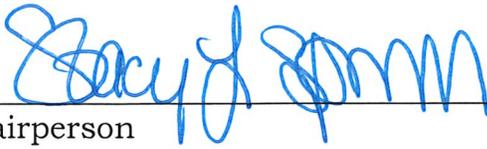
Mr. Badger acknowledged that Garage 26 has paved their parking lot.

Mr. Prall discussed the current progress to Fire Station 304.

ITEM 6. NEXT REGULAR MEETING: December 5, 2018

ITEM 7. ADJOURNMENT:

Motion: Vice-Chairman Mantzoros moved for the Planning Commission meeting to adjourn. The meeting adjourned at 7:55 p.m.



Chairperson



Elaine McCloskey, Clerk