

**PLANNING COMMISSION
DECEMBER 5, 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, Carrie Fortman, Project Engineer, Jordan Selmek, Zoning Officer, 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 November 7, 2018, as recorded and transcribed.

Motion: Mr. Halter motioned to approve the Motion Summary for the Planning Commission meeting held on November 7, 2018, as recorded and transcribed, seconded by Mr. Volenik. Motion approved by a 6-0-1 (Simpson) vote.

ITEM 3. REGULAR BUSINESS

A. Heatherton Section 8

- (1) 2018-2933: A request by Pulte Homes for approval of a Final Development Plan for Heatherton Phase 8 for 42 single family lots on approximately 12.8 acres zoned R-3 PRD (One-Family Residential District with a Planned Residential District) and located on Boulder Drive, Elbridge Street, Gwinnett Street and Clymer Street.
- (2) 2018-2934: A request by Pulte Homes for approval of a Final Subdivision Plat for Heatherton Phase 8 for 42 single family lots on approximately 12.8 acres zoned R-3 PRD (One-Family Residential District with a Planned Residential District) and located on Boulder Drive, Elbridge Street, Gwinnett Street and Clymer Street.

Anticipated Process

a. Staff Presentation

Mr. Selmek provided a staff report that included the zoning map, discussion of access to the location, and bike path plans for the south side of Boulder Drive. He discussed the tree preservation regulations and the minimum house size. Mr. Selmek discussed that there is no park in Phase 8, but that there is dedicated open park space and a park in Phase 5.

b. Applicant Presentation

APPLICANT:

Joel West
475 Metro Place South, Suite 200
Dublin, Ohio

Mr. West indicated that they were in agreement with staff recommendations and conditions.

c. Public comment (not a public hearing)

There was no public participation.

d. Commission Action

Motion: Mr. Prall motioned to approved 2018-2933, along with all staff recommendations and conditions, seconded by Mr. Badger. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approved 2018-2934, along with all staff recommendations and conditions, seconded by Mr. Badger. Motion approved by a 7-0 vote.

B. Fahey Bank

- (1) 2018-2923: A request by Fahey Bank Company for approval of a Combined Preliminary and Final Development Plan for Fahey Bank on approximately 0.81 acres on property zoned B-3 (Community Business District) and located at 75 West William Street.
- (2) 2018-2924: A request by Fahey Bank Company for approval of a Conditional Use Permit for Fahey Bank on approximately 0.81 acres on property zoned B-3 (Community Business District) and located at 75 West William Street.

Anticipated Process

a. Staff Presentation

Mr. Schultz provided a presentation that included maps of the location of the building. He informed the Commission that the plan is on two parcels of property and that will include demolition of the existing building to create a 5,300 sq. ft. bank with a parking lot with 31 spaces and a drive-thru. The Board of Zoning Appeals approved in November a front yard setback and it was discussed the need to move the structure towards Williams Street due to the 100 year flood plain. The proposed site plan was reviewed and access in and out of the property. Also reviewed was the landscape plan and tree preservation. He discussed trees along Delaware Run are

expected to be preserved, but if removed will need to be replaced. A rendering of the proposed two story building was presented.

A discussion was held regarding the former Armory pillars and on street parking. Mr. Owens discussed that due to the access locations for the property and curb cut requirements some on-street parking on both Washington Street and Williams Street will need to be removed. Mr. Prall recommended the parking restrictions for safety.

b. Applicant Presentation

APPLICANT:

Timothy Niemiec
1824 East Van Beck Avenue
St. Francis, WI

Mr. Niemiec explained to the Commission that the current pillars were a monument for the Armory and will stay. He voiced that the applicant was agreeable to allow public parking after hours. He discussed the requirement to have a fire truck maneuver the property and discussed that the roof to the drive-thru overhang can be raised if necessary, but that the additional height will decrease the ability to shield patrons from the weather.

Coleman Clougherty
Fahey Bank, Executive Vice President Chief Operating Officer
2232 Flagstick Drive
Marion, Ohio

Mr. Clougherty discussed that Fahey Bank has been in business since 1865 and voiced their excitement on having a branch in the City of Delaware. He discussed the plan to have approximately 8 to 9 employees and also have the building be a disaster relief site and training center. Mr. Clougherty discussed his support to allow after hour public parking in the lot.

c. Public comment (public hearing)

APPLICANT:

Clay Snyder
275 West Fountain Avenue
Delaware, Ohio

Mr. Snyder is the former owner of the building to be demolished and voiced his support to the project. He discussed that the current

facility was difficult to maintain and the steps made it difficult for the public to access. He discussed the history of the pillars on the old Armory site.

d. Commission Action

Motion: Mr. Halter motioned to approved 2018-2923, along with all staff recommendations and conditions, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

Motion: Mr. Halter motioned to approved 2018-2924, along with all staff recommendations and conditions, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

C. Blue Sky Car Wash

- (1) 2018-2936: A request by the Nutter Company LLC., for approval of a Conditional Use Permit for Blue Sky Car Wash on approximately 1.28 acres on property zoned A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) and located on Lot 2 of the Coughlin's Crossing Development.
- (2) 2018-2937: A request by the Nutter Company LLC., for approval of a Combined Preliminary and Final Development Plan for Blue Sky Car Wash on approximately 1.28 acres on property zoned A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District) and located on Lot 2 of the Coughlin's Crossing Development.

Anticipated Process

a. Staff Presentation

Mr. Schultz discussed the Approved Preliminary Development Plan and Concept Plan presented to the Commission in September of 2018. He discussed that the Conditional Use Permit is required as it is a detached car wash and not an accessory use to a principal use, such as a gas station. He provided information on lighting, access to the site and the landscaping conditions.

b. Applicant Presentation

APPLICANT:

Steve Martin

Manos, Martin, Pergram & Dietz Company LPA

50 North Sandusky Street

Delaware, Ohio

Barry Nutter

441 Keisel Court

Powell, Ohio

Mr. Martin discussed the access agreement with the developer as the drive will be installed by the applicant. Mr. Nutter discussed that he will be employing approximately 12 employees and provided information on their operating hours.

c. Public comment (public hearing)

PUBLIC PARTICIPATION:

Scott McClintock
Kass Corp, Representing Coughlin's Crossing
6214 Taylor Station Road
Pataskala, Ohio

MR. McClintock indicated that he is working with the applicant regarding the access agreement and working on the overall U.S. 23 Landscape Plan.

d. Commission Action

Motion: Vice-Chair Mantzoros motioned to approved 2018-2936, along with all staff recommendations and conditions, seconded by Mr. Prall. Motion approved by a 7-0 vote.

Motion: Vice-Chair Mantzoros motioned to approved 2018-2937, along with all staff recommendations and conditions, seconded by Mr. Prall. Motion approved by a 7-0 vote.

D. 2018-2916 A request by The Delaware County Fair Board for approval of a Combined Preliminary and Final Development Plan for a Delaware County 4H Building located within the Delaware County Fairgrounds along Pennsylvania Avenue on property zoned R-3 (One-Family Residential District).

Anticipated Process

a. Staff Presentation

Mr. Schultz discussed the plan to replace the existing building and demolish it to create a new building that is divided into an assembly area, museum, and offices. He discussed the zoning and staff proposes a Zoning Overlay District to match the Master Plan in the future. Information was provided on the pedestrian connectivity and the Commission was provided a 2012 agreement with the Agricultural Society and the City of Delaware to grant easements for utilities and a bike path on the property. Staff discussed tree

removal plan and recommend alleys be vacated.

Staff informed the Commission that a typo on a sentence in Staff Condition 6 shall now read as: Future building/structure development plan reviews shall not be approved prior to completion of the master plan rezoning as described above.

It was also discussed that there is sidewalk on the north side of Pennsylvania Avenue from North Liberty Street to Euclid Avenue but not from Euclid Avenue west to the Army Reserve Property. Staff recommends that this construction of the sidewalk occur during the rezoning process for the overall master plan which would need to occur no later than June 1, 2020.

b. Applicant Presentation

APPLICANT:

Pat Paykoff
2779 Peachblow Road
Delaware, Ohio

Tony Eyerman
1907 River Road
Delaware, Ohio

Scott Harper
105 A Commerce Park Drive
Westerville, Ohio

Mr. Harper discussed the lighting plan. Mr. Eyerman informed the Commission that they agree with Staff Conditions 1, 2, 3, 5 and 8. Relating to Condition 4 the Fair Board intends to introduce trees throughout the site according to the overall master plan. He acknowledged that the agreement for the utilities and the bike path but would like to align the easement with the comprehensive plan for the fairgrounds.

Mr. Efland was in agreement for Condition 4 to add the wording "or account for in the planned rezoning" and the condition would state: The applicant shall pay \$10,700 to replace the trees removed or plant additional trees or a combination of both or account for it in the planned rezoning per Chapter 1168 prior to certificate of occupancy approval of the 4H barn structure proposed herein.

Mr. Efland stated staff was comfortable with Condition 6 and recommended Condition 7 be tied to the certificate of occupancy of the building.

Mr. Halter voiced concerns with the bike path easement and recommended that it be more along the perimeter of the property to not disrupt fair activities. He did request that the condition for the bike path easement to have a designated deadline date. Mayor Riggle discussed the need for the fairground to complete the master plan. The Commission was in agreement that easements for utilities and bike path are granted on the fairground property prior to the final certificate of occupancy approval of the 4H barn structure.

The Commission discussed the green color of the proposed standing seam roof.

c. Public comment (not a public hearing)

There was no public participation.

d. Commission Action

Motion: Mr. Badger motioned to amend 2018-2916 in Condition 7 to add the words “the final” prior to the word certificate seconded by Mr. Volenik. Motion approved by a 7-0 vote.

Motion: Mr. Badger motioned to approved 2018-2916, along with all staff recommendations and conditions including modifying Condition 4 per Mr. Efland’s comment, seconded by Mr. Volenik. 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.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

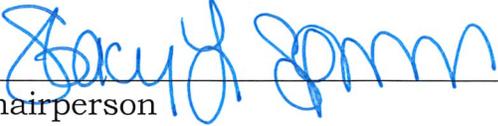
Vice-Chairman Mantzoros discussed that the listed Conditional Use Permit conditions in the staff report was very helpful.

Mr. Halter requested an update on the gas stations on South Sandusky Street.

ITEM 6. NEXT REGULAR MEETING: January, 16, 2019

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 8:54 p.m.



Chairperson



Elaine McCloskey, Clerk