

CITY OF DELAWARE
PLANNING COMMISSION
AGENDA
CITY COUNCIL CHAMBERS
1 S. SANDUSKY ST.
6:30 P.M.

REGULAR MEETING

January 16, 2019

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Planning Commission meeting held on December 5, 2019, as recorded and transcribed.
3. REGULAR BUSINESS
 - A. 2018-3116: A request by Ohio Health for approval of a Final Development Plan for a Medical Office Building on approximately 3.31 acres on property zoned B-4 PUD (General Business District with a Planned Unit Development Overlay District) and located at 2295 West William Street (US 36).

Anticipated Process

- a. Staff Presentation
- b. Applicant Presentation
- c. Public comment (not a public hearing)
- d. Commission Action

4. PLANNING DIRECTOR'S REPORT
5. COMMISSION MEMBER COMMENTS AND DISCUSSION
6. NEXT REGULAR MEETING: February 6, 2019
7. ADJOURNMENT

**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

CASE NUMBER: 2018-3116

REQUEST: Final Development Plan

PROJECT: Ohio Health Medical Office Building

MEETING DATE: January 16, 2019

APPLICANT/OWNER

EMH&T
5500 New Albany Road
Columbus, Ohio 43054

REQUEST

2018-3116: A request by Ohio Health for approval of a Final Development Plan for a Medical Office Building on approximately 3.31 acres on property zoned B-4 PUD (General Business District with a Planned Unit Development Overlay District) and located at 2295 West William Street (US 36).

PROPERTY LOCATION & DESCRIPTION

The approximate 3.31 vacant parcel is located on the south side of West William Street just east of Lansdale Drive and is an out parcel of the Willowbrook Retail Development Subdivision. The property to the east is zoned B-4 PUD, the properties to the west are zoned R-3 PUD (One-Family Residential District with a Planned Unit Development Overlay District) and the properties to the south are zoned B-4 PUD and R-3 PUD. The properties to the north are zoned R-4 PUD (Medium Density Residential District with a Planned Unit Development Overlay District) in the City and FR-1 (Farm Residential District) in the township.

BACKGROUND/PROPOSAL

Among other actions in the past, in June of 2007 City Council approved Ordinance 07-63 a rezoning to amend the adopted Willowbrook Farm Tract PUD Retail Site PUD Text. In September 2018, the Planning Commission and City Council approved a Final Subdivision Plat for the subject 3.31 acre parcel.

Now Ohio Health is proposing to construct an approximate 10,000 square foot one-story medical office building with a 50 space parking lot with a single curb cut from Lansdale Drive.

STAFF ANALYSIS

- **ZONING:** As previously mentioned the zoning for the subject site is B-4 PUD and is located in Sub-Area B Retail Planning Area of the Willowbrook Farm Tract PUD Retail Site PUD Text approved in 2007. Under the current zoning, the proposed office building is a permitted use. Final Development Plan approval of the application would be required by the Planning Commission and City Council.
- **GENERAL ENGINEERING:** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS AND ACCESS:** The subject site is accessed by one curb cut from Lansdale Drive (private street) which is the existing internal road that extends thru the Willowbrook Retail Development from West William Street to South Houk Road. A north/south internal private street extends from Lansdale Drive to West William Street with right only exit to West William Street. The subject private street is located on the eastern portion of the site but the proposed site does not extend that far east. When the eastern portion of the site is developed, it should be connected to the subject private street.
- **SITE CONFIGURATION:** The 3.31 acre site would contain an approximate 10,000 square foot medical office building with a single curb cut that would access a 50 space parking lot (50 parking spaces are required by code) which would be located on the east and south side of the proposed building. A proposed dumpster is located along the eastern portion of the parking lot and shall have a brick or limestone enclosure to match the building and have wood doors painted or stained to match. An existing bike path is located along the frontage of West William Street. Storm water would be detained in the existing Willowbrook Retail Development detention basins.
- **BUILDING DESIGN:** The one story building (approximately 18 feet in height) would have the main patron entrance on the southeast elevation and the staff entrance on the northwest elevation. The building would be

mainly comprised brick (taylor clay Kaiser blend) with three brick accent bands extending around the entire building. The sign area would be comprised of heritage stone (Santee ledgerstone) to form an accent wall to create an aesthetically pleasing building design. The main entrance would have a canopy with supporting columns comprised of blue vein limestone. Several aluminum storefront windows with grids would be located on each elevation. The building would have a flat roof with a cornice and a bronze metal screen wall screening the mechanical equipment located on the roof. All building appurtenances (coping, downspouts, etc.) should be painted to match the adjacent building color. Also, staff would require submittal of each building material with color samples to ensure compliance is achieved at building permit approval.

- **TREE REMOVAL & REPLACEMENT:** There do not appear to be any qualifying trees 6 inches in caliper or larger on the subject parcel.
- **LANDSCAPING & SCREENING:** When the Willowbrook Retail Development infrastructure was constructed, the developer installed mounding, street trees and front yard trees along West William Street (US 36). The applicant is proposing the typical landscaping requirements which include front yard trees, interior parking lot landscaping, parking lot screening and foundation landscaping which appears to achieve compliance with the zoning code. However, the applicant would be required to install street trees every 40 feet along Lansdale Drive per the approved development text. The Shade Tree Commission would have to approve all landscape plans.
- **SIGNS:** The applicant is proposing building signage on the north and west elevations but did not have specific type and size do the signage. The wall signage shall be channel letters while the size of the wall signage shall achieve compliance with the approved development text and current zoning requirements. The approved zoning text allows development identification signage for the entire retail development but does not allow ground signage for each individual out parcel.
- **LIGHTING:** The owner is proposing six light poles throughout the parking lot that would be 25 feet high that that would have cut-off type fixtures per code. Per the zoning code, the light poles shall be black in color. All lighting must meet the requirements of the Planning & Zoning Code and be approved by the Chief Building Official.

STAFF RECOMMENDATION (2018-3116 – FINAL DEVELOPMENT PLAN)

Staff recommends approval of a request by Ohio Health for a Final Development Plan for a Medical Office Building on approximately 3.31 acres on property zoned B-4 PUD (General Business District with a Planned Unit Development Overlay District) and located at 2295 West William Street (US 36), with the following conditions that:

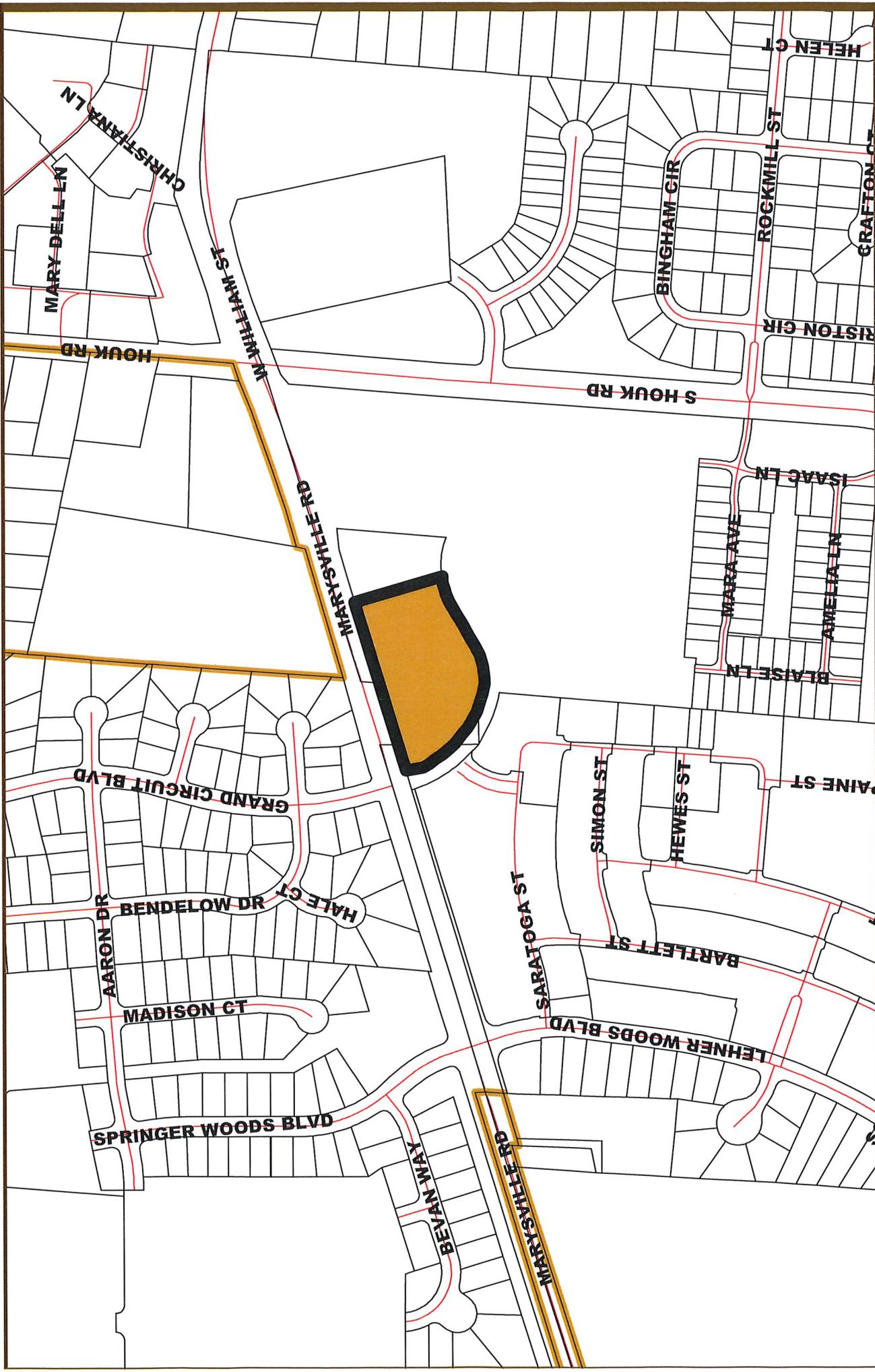
1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. The limestone on the building shall be Delaware blue vein limestone or equivalent as approved by City Staff.
3. The dumpster enclosure shall be made of brick or limestone to match the building and have wood doors painted or stained to match.
4. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.
5. All roof top mechanical equipment shall be screened by a parapet wall or approved screening device.
6. The Applicant shall submit all building elevations along with material and color samples for all building materials for staff review and approval.
7. The lighting plan shall be reviewed and approved by the Chief Building Official and all lighting must meet the requirements of the approved development text and the Planning & Zoning Code.
8. The light poles shall be black.
9. Street trees shall be planted every 40 feet along Lansdale Drive.
10. The Shade Tree Commission shall review and approve the landscape plans.
11. The building signage shall achieve compliance with the approved development text and the current zoning requirements.

COMMISSION NOTES:

MOTION: _____ 1st _____ 2nd *approved* *denied* *tabled* _____

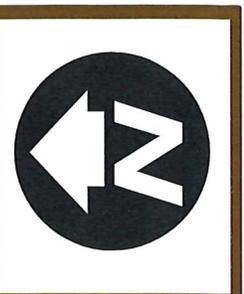
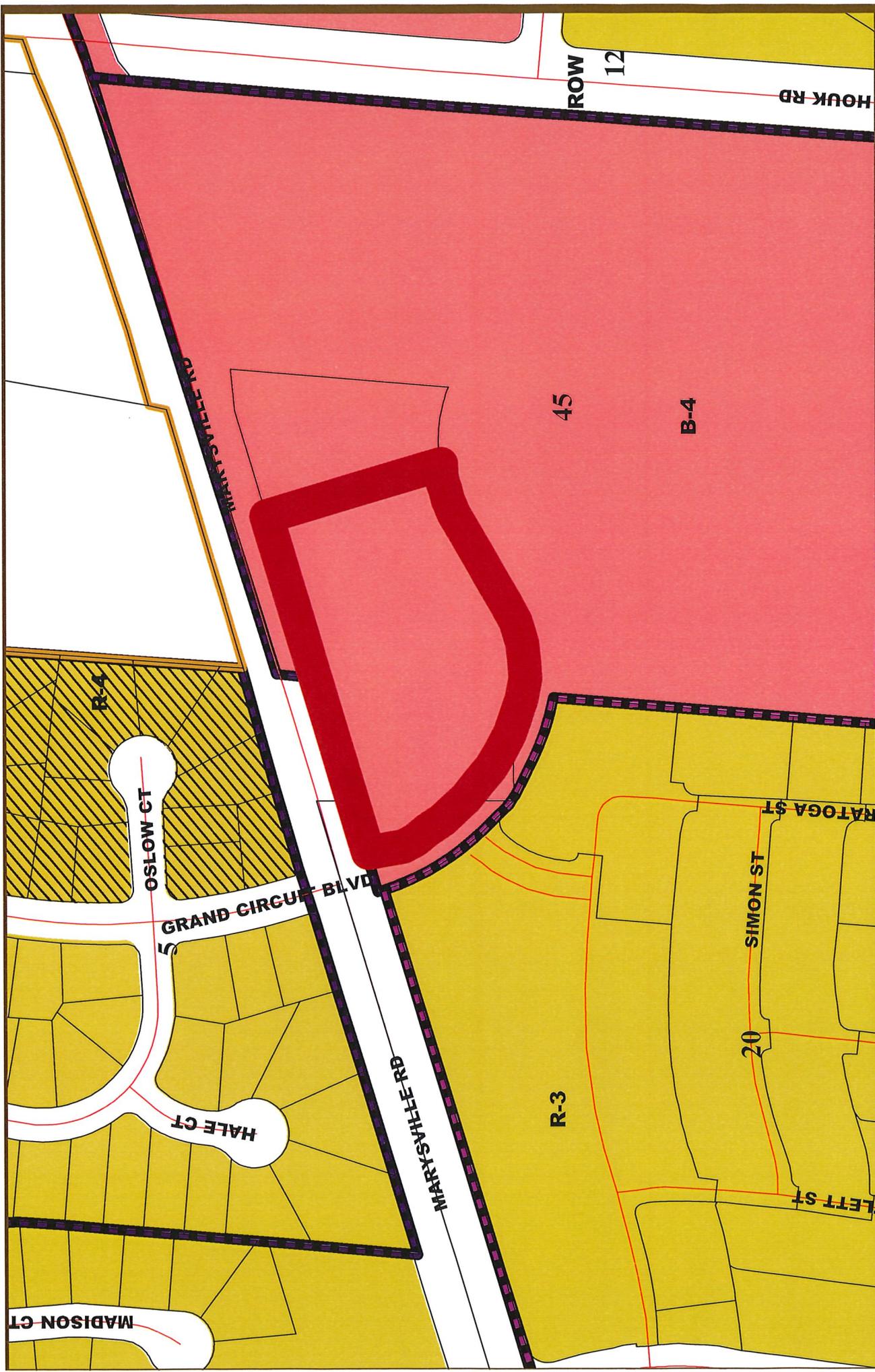
CONDITIONS/MISCELLANEOUS:

FILE:
ORIGINAL: 1/10/19
REVISED:



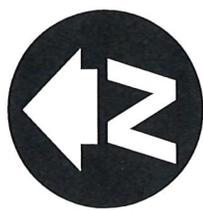
2018-3116
 Final Development Plan
 Ohio Health - 2295 West William Street
 Location Map





2018-3116
 Final Development Plan
 Ohio Health - 2295 West William Street
 Zoning Map





2018-3116
 Final Development Plan
 Ohio Health - 2295 West William Street
 Aerial (2016) Map



REVISION	DATE	DESCRIPTION

OHIO HEALTH

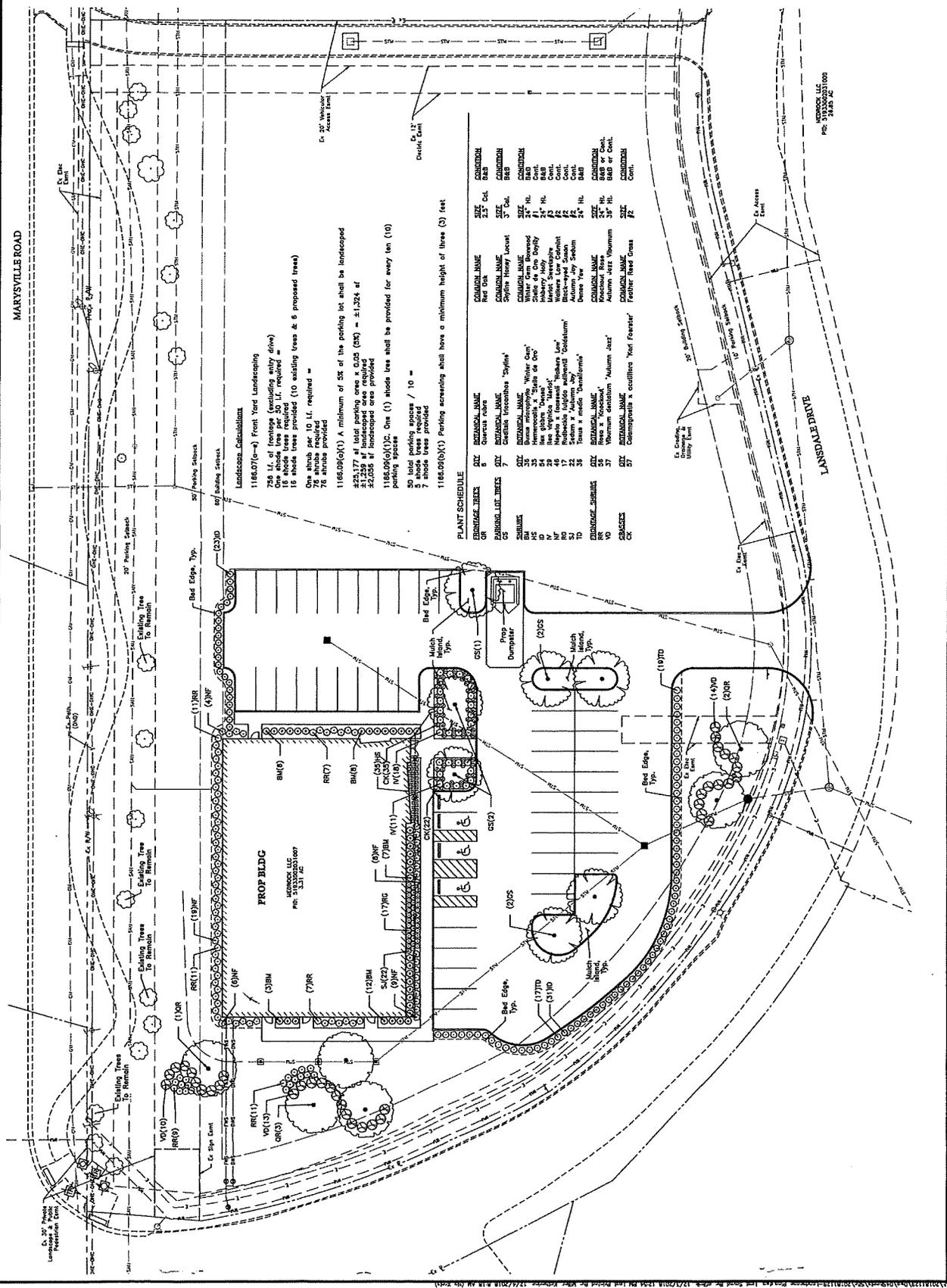
CITY OF DELAWARE DELAWARE COUNTY, OHIO
 OHIO HEALTH WESTERN
 DELAWARE JOB
 LANDSCAPE PLAN
 SITE CONSTRUCTION PLAN

EMH
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 Phone: (614) 221-1111
 Fax: (614) 221-1112
 Website: www.emh.com

DATE: October 25, 2018
 SCALE: 1" = 20'
 JOB NO.: 2018-112
 SHEET: 11/12



PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION
 PLAN SET DATE
 October 25, 2018



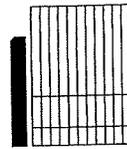


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OhioHealth Chid Health Western Delaware MOB

LANDSCAPE DR | DELAWARE, OH 43015

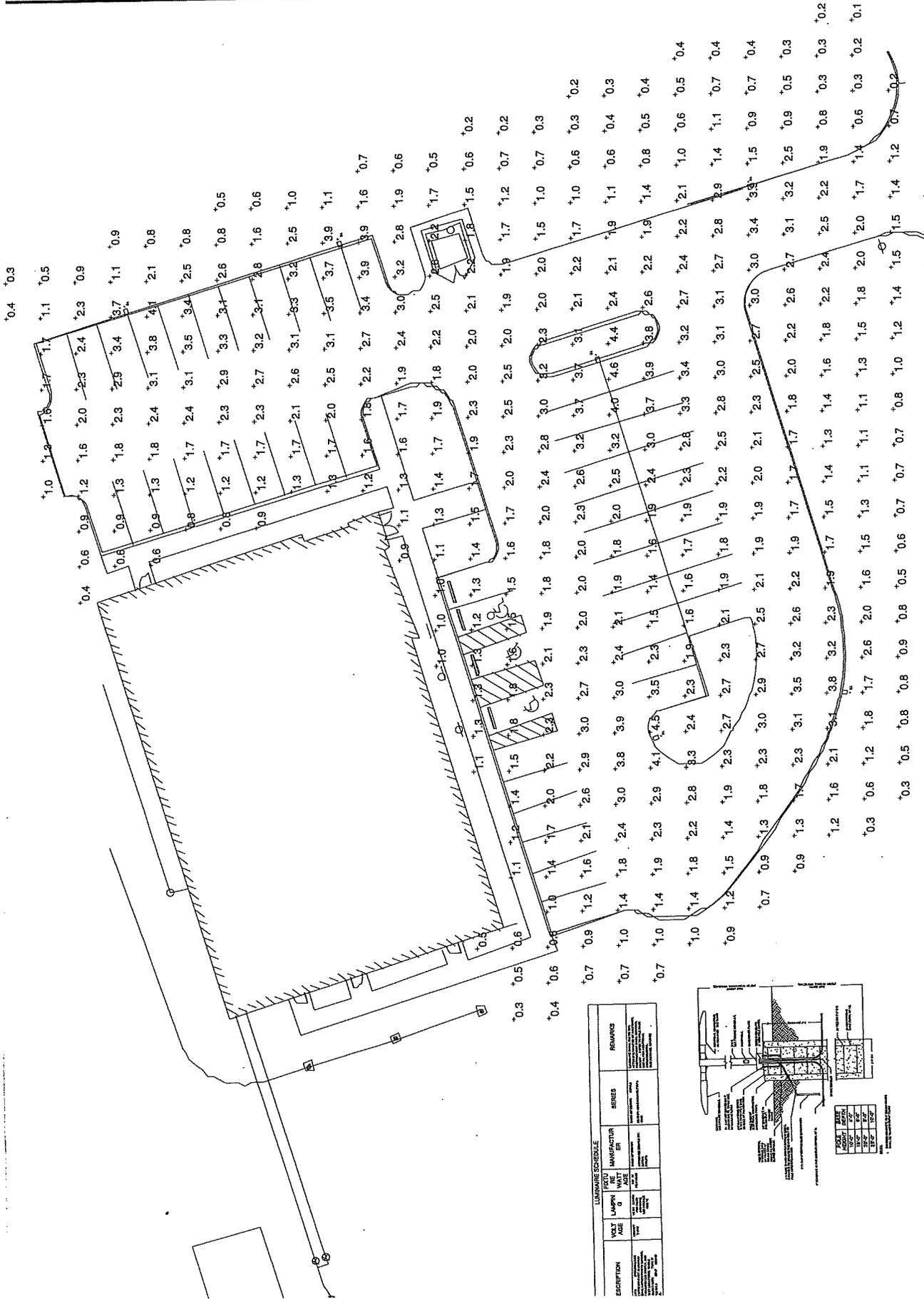
PRELIMINARY
CONSTRUCTION



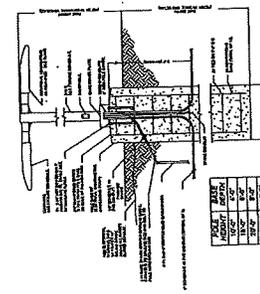
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SIGHTING
PHOTOGRAPHS

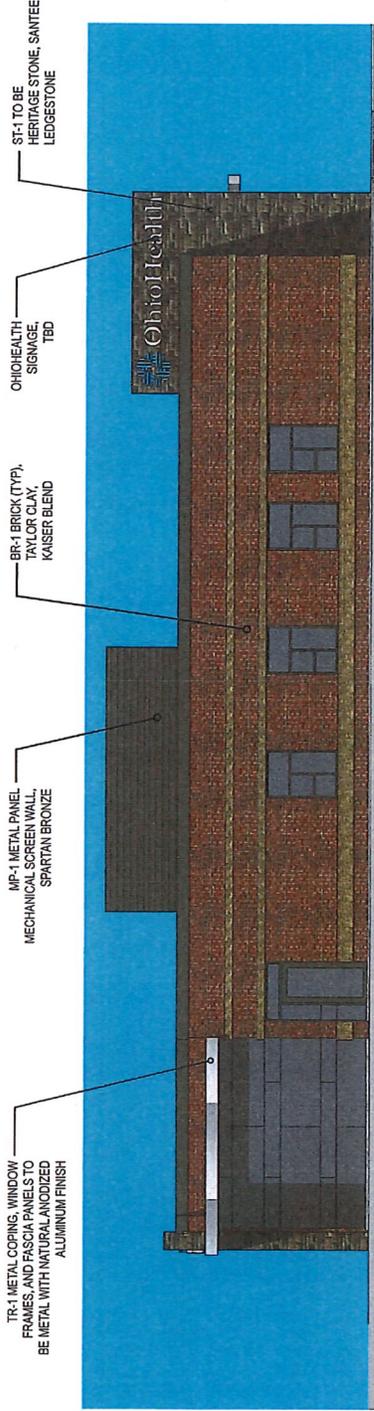
chitects



LUMINAIRE SCHEDULE			
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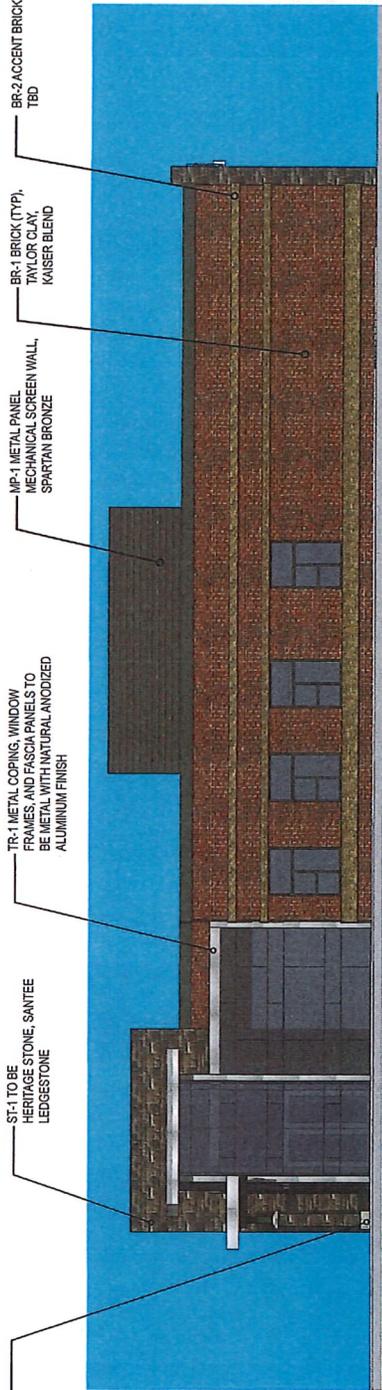
DATE	BY	APP'D
2016.02.25	J. MA	J. MA
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TOP OF STONE 120'-0"
 PARAPET 116'-0"
 ROOF 114'-0"

FFL 109'-0"

WEST ELEVATION



TOP OF SCREEN WALL 124'-0"
 TOP OF STONE 117'-0"
 TOP OF ROOF 114'-0"

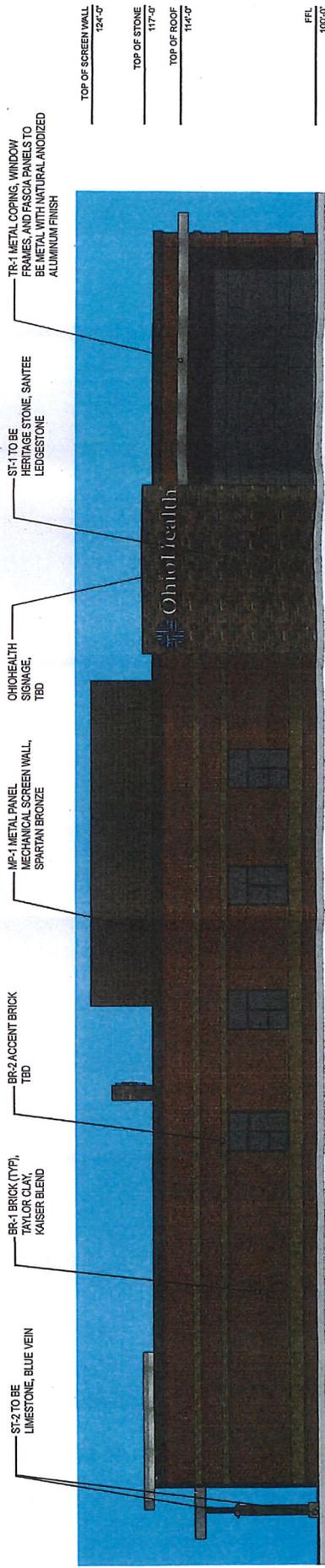
FFL 109'-0"

EAST ELEVATION

OHIOHEALTH - MEDICAL OFFICE BUILDING
 DELAWARE, OHIO



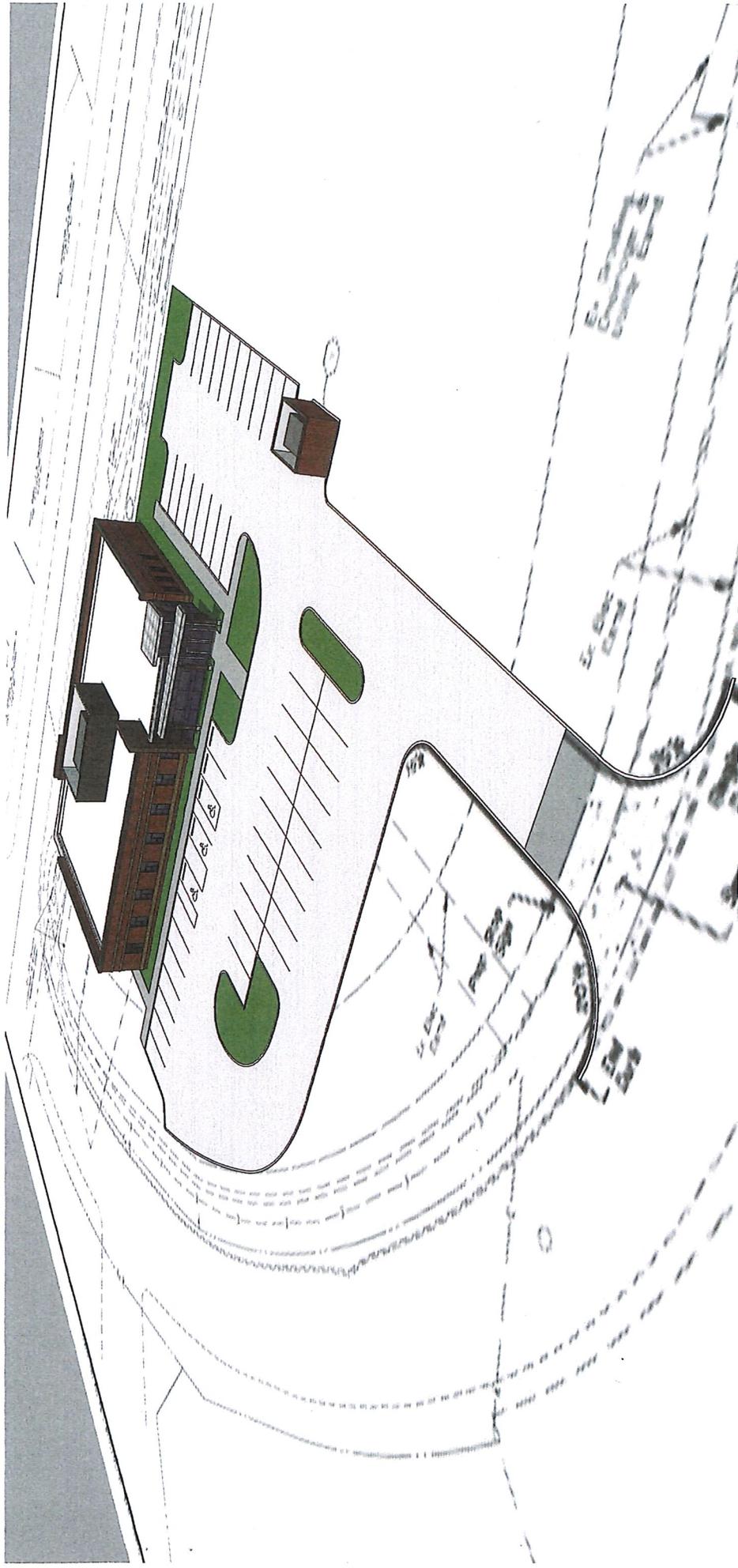
SOUTH ELEVATION



NORTH ELEVATION



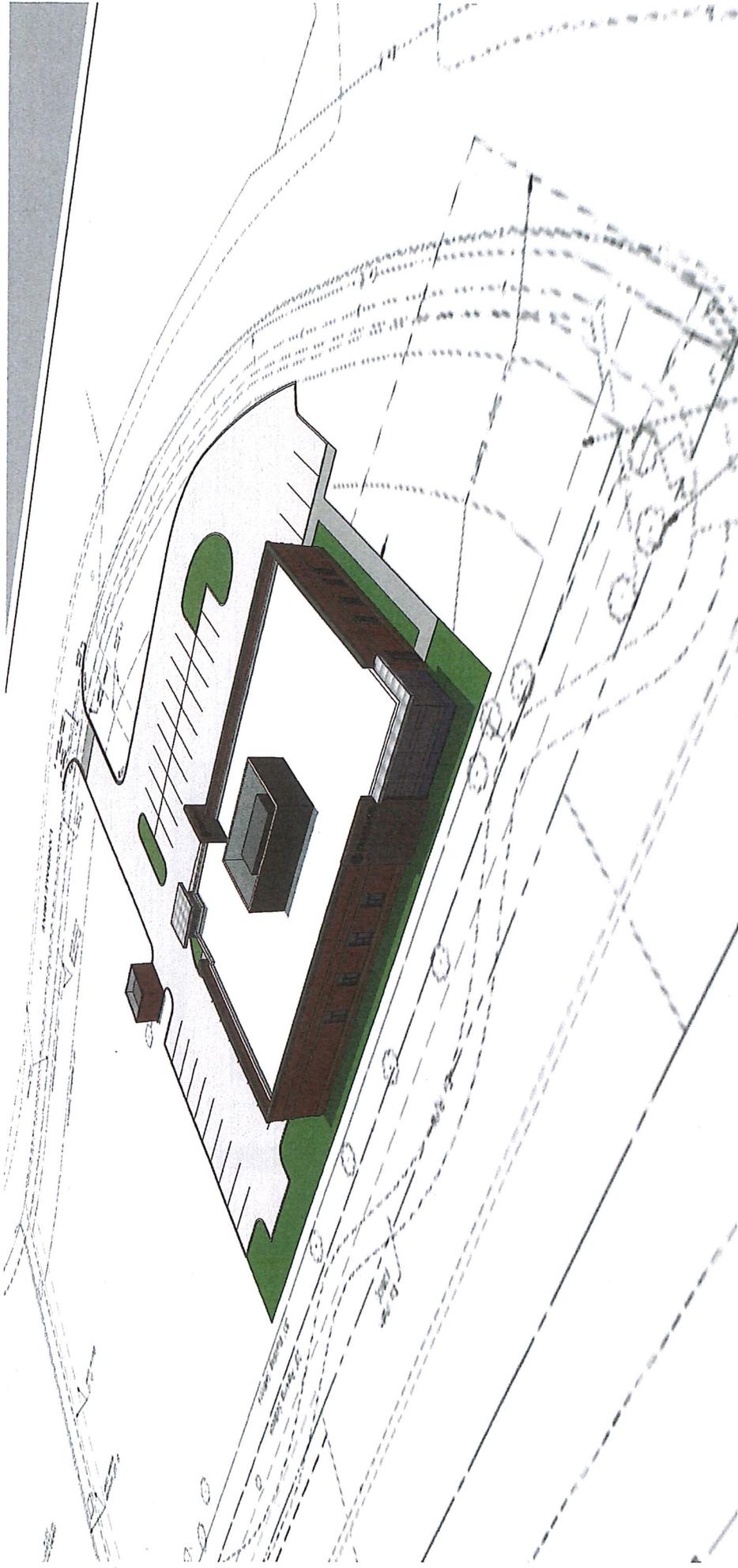
OHIOHEALTH - MEDICAL OFFICE BUILDING
 DELAWARE, OHIO



VIEW FROM LANSDALE DRIVE

OHIOHEALTH - MEDICAL OFFICE BUILDING
DELAWARE, OHIO





VIEW FROM MARYSVILLE ROAD

OHIOHEALTH - MEDICAL OFFICE BUILDING
DELAWARE, OHIO





RENDERING FROM SOUTHEAST CORNER



RENDERING FROM NORTHWEST CORNER



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OHIOHEALTH - MEDICAL OFFICE BUILDING
 DELAWARE, OHIO

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