

**PLANNING COMMISSION
JANUARY 16, 2019
MOTION SUMMARY**

ITEM 1. Roll Call

Chairman Simpson called the meeting to order at 6:30 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: Carrie Fortman, Project Engineer and Dave Efland, Planning and Community Development Director

ITEM 2. APPROVAL of the Motion Summary of the Planning Commission meeting held on December 5, 2018, as recorded and transcribed.

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

ITEM 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

Mr. Efland discussed the development 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. He discussed current zoning that surrounds the locations. 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. He discussed the existing bike path and landscaping and the proposed location for the dumpster. Ohio Health may have future expansion at this location. He discussed the screened rooftops to shield the mechanical units on the roof.

A discussion was held on if the traffic signal would be warranted at Lansdale Drive and West William Street. Ms. Fortman discussed that no road improvements are expected as there is a turn lane in place and if a

traffic signal is warranted a signal is available in inventory for this location.

b. Applicant Presentation

APPLICANT:

Mike MacKay
3535 Olentangy River Road
Columbus, Ohio

Mr. MacKay voiced no concerns or questions regarding staff conditions and recommendations. He discussed that the development will mostly have primary care physicians and services to receive lab draws. They may have a specialist rotate through the building. There are no current plans for additional property development but will determine in the future. Mr. Prall requested if there would be outside seating space for employees. Mr. MacKay responded that there is not a designated spot, but that there is a glass corner that will be a break room for staff. Mayor Riggle discussed if there was still a potential to have a sports medical building near the YMCA. Mr. MacKay responded that this development is not related to that potential project and did not have an update on the status of a sport medical building. Mayor Riggle voiced a concern over past money spent by the City to help with infrastructure at the south campus and that the City has had meetings with Ohio Health regarding reimbursement.

c. Public comment (not a public hearing)

There was no public comment

d. Commission Action

Motion: Mr. Badger motioned to approved 2018-3116, along with all staff recommendations and conditions, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland provided an overview of 2018 permit requests and that it was a record year with over 600 residential permits. He discussed upcoming proposal by Burger King on West Central Avenue and that the development will complete Phase 2 of the Traffic Improvements to the area. He discussed the façade grant.

Ms. Fortman provided an update on a project that she has been working on to update the Design Manual. The last update was done in 2014.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

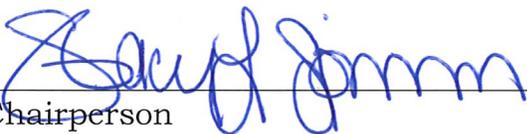
Mr. Prall requested an update regarding Fire Station 304. Mr. Efland informed the Commission that the station should be functional in the next month or so.

Mr. Badger requested information on the moving of dirt next to the CVS on West Central Avenue. Mr. Efland informed that the developer is just currently stockpiling the dirt on this location. Mr. Badger also requested information on a survey crew along Central Avenue in the same vicinity. Ms. Fortman discussed this crew was for the alignment of a bike path.

ITEM 6. NEXT REGULAR MEETING: February 6, 2019

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 6:58 p.m.


Chairperson


Elaine McCloskey, Clerk