

**PLANNING COMMISSION  
FEBRUARY 6, 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 January 16, 2019, as recorded and transcribed.

**Motion:** Mr. Halter motioned to approve the Motion Summary for the Planning Commission meeting held on January 16, 2019, as recorded and transcribed, seconded by Mayor Riggle. Motion approved by a 7-0 vote.

ITEM 3. REGULAR BUSINESS

A. 2019-0023: A request by Carrols Corporation for approval of a Final Development Plan for a Burger King on approximately 1.14 acres on property zoned B-3 PUD (General Business District with a Planned Unit Development Overlay District) and located at 1034 West Central Avenue (US 37).

**Anticipated Process**

a. Staff Presentation

Prior to the presentation, Chairman Simpson notified the applicant that he is employed at a Wendy's and asked the applicant would prefer for him to recuse himself from the discussion. Mr. Fox informed the Commission that he did not have concerns with Chairman Simpson's employment status.

Mr. Efland reviewed the proposed site plan and access to the property. He discussed that Burger Kind is proposing to develop an approximate 2,981 square foot building with a drive thru and a 40 space parking lot for the last out lot. The proposal includes the demolition of the existing house. He discussed that the site would be accessed by a full movement curb cut on the Ace Hardware private access from West Central Avenue. West Central Avenue is to be widened by the applicant to allow for an east bound turn lane into the private drive. Pedestrian connectivity was discussed and

the sidewalk is to be extended form West Central Avenue along the private drive. Mr. Efland provided the renderings of the proposed building elevations and that the limestone on the building shall be Delaware blue limestone. All roof top mechanical equipment will be screened from public view.

Mr. Prall discussed plans for landscaping and mounding. Mr. Efland discussed that there will not be mounding. Mr. Halter voiced a concern over the odor from cooking during warmer weather and the noise from trash pickup in the early am. Mr. Halter also voiced a concern over the increase of traffic on West Central Avenue.

b. Applicant Presentation

APPLICANT:

Steve Fox  
1066 Dublin Road, Suite 100  
Columbus, Ohio 43215

Amanda Aldridge  
Carrols Corporation  
917 Harbor View  
Memphis, Tennessee

Ms. Aldridge discussed the expected volume during peak times and that it is not as high as other fast food restaurants. She informed the Commission that she will look into the trash pickup times. She discussed the plans to reach out to the neighbors to discuss any concerns.

Mr. Halter voiced his concern over the lack of traffic signal at the site and that traffic can back up very easy in the area. Ms. Fortman discussed that a traffic light was not warranted in the area when reviewed during the original plan. During the original planning, Buehlers was still operating and generated more traffic than currently.

c. Public comment (not a public hearing)

There was no public comment.

d. Commission Action

**Motion:** Mr. Prall motioned to approve 2019-0023, along with all staff recommendations and conditions, seconded by Mr. Badger. Motion approved by a 7-0 vote.

B. 2019-0139: A request by Grden Property for review of a Concept Plan for

the Grden Property Subdivision consisting of 246 single family lots on approximately 102 acres located on the north side of Peachblow Road just east of the Belmont Place Subdivision.

**Anticipated Process**

a. Staff Presentation

Mr. Efland discussed the Concept Plan for the Grden Property Subdivision consisting of 246 single family lots on approximately 102 acres located on the north side of Peachblow Road. He discussed that this area is located east of the Belmont Place Subdivision. Mr. Efland discussed that site is currently located in the township and that the applicant is considering annexing the property into the City for a single-family subdivision. He discussed that the site is located within the City utility service area. He discussed that the applicant would propose 3 different lot sizes, with the smallest being at 52 feet wide. The Concept Plan is comparable to the Communities of Glenross and Belmont Place. He discussed planned road connections and the current 150 ft. wide powerline easement that runs through the property.

b. Applicant Presentation

**APPLICANT:**

Bob Grden  
10590 Wellington Blvd.  
Powell, Ohio 43065

Michael R. Shade  
P.O. Box 438  
Delaware, Ohio 43015

Mr. Grden discussed that the property was purchased in 1989 by his Father and that the property is currently utilized for farming. He discussed that there are high tension wires running across the southeast corner of the property. He discussed the intention to have a developer, such as Ryan Homes come in and develop the property. He discussed current challenges to the site, which include a utility connection through OhioHealth's property. Mr. Grden provided information from the NRDC report supporting current trends to develop on smaller lots. Mr. Prall requested if the 52 ft. lots would be directed towards 55 years and older. Mr. Grden discussed that there would be a dual purpose for the lots for older adults and first time home buyers. Mr. Prall recommended that there be more active space or amenities put into the plan and distinct signage to help differentiate the different communities.

Mr. Shade discussed the requirements and annexation process and the requirement to notify surrounding homeowners.

Mr. Halter discussed the need to update the Zoning Code to reflect current trends on lot and house size.

c. Public comment (not a public hearing)

There was no public comment.

d. No Action Required

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland provided an update on activities from 2018 from the Planning Department. He highlighted the work from the downtown façade programs. He discussed permits requested in 2018 and estimated population growth.

Ms. Fortman provided an update regarding new requirements by AEP form street lighting.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: March 6, 2019

ITEM 7. ADJOURNMENT:

**Motion:** Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 8:41 p.m.

  
Chairperson

  
Elaine McCloskey, Clerk