

PLANNING COMMISSION
March 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, Andy Volenik, Mayor Carolyn Kay Riggle, and Chairman Stacy Simpson

Members Absent: Dean Prall and Vice-Chairman George Mantzoros

Staff Present: Jonathan Owen, Project Engineer, Jordan Selmek, Zoning Officer, Lance Schultz, Zoning Administrator, and Dave Efland, Planning and Community Development Director

Motion: Mr. Badger motioned to excuse Mr. Prall and Vice-Chairman, seconded by Mayor Riggle. Motion approved by a 5-0 vote.

ITEM 2. APPROVAL of the Motion Summary of the Planning Commission meeting held on February 6, 2019, as recorded and transcribed.

Motion: Mayor Riggle motioned to approve the Motion Summary for the Planning Commission meeting held on February 6, 2019, as recorded and transcribed, seconded by Mr. Volenik. Motion approved by a 5-0 vote.

ITEM 3. REGULAR BUSINESS

A. 2019-0236: A request by People in Need of Delaware County for approval of a Development Plan Exemption for a service pavilion (shelter), Phase 1 and 2, on approximately 1.907 acres zoned M-2 (General Manufacturing District) and located at 138 Johnson Drive.

Anticipated Process

a. Staff Presentation

Mr. Selmek discussed that the proposed pavilion will be almost 3,000 square feet and will be built in two phases. The first phase will be the construction of the concrete pad and roof structure with the second phase will include the enclosure of all or part of the structure. There will be no change to access to the property and no additional landscaping will be required or is proposed. There will be no tree removal during the process and no additional signage is requested.

b. Applicant Presentation

APPLICANT:

Randy Bournique
People in Need, Executive Director
138 Johnson Drive
Delaware, Ohio

Mr. Bournique discussed that the pavilion will be used the last Wednesday of the month from March to November to distribute free fresh produce. Other community agencies will be available during these dates to provide information on additional community resources available.

c. Public comment (not a public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Badger motioned to approve 2019-0236, along with all staff recommendations and conditions, seconded by Mr. Volenik. Motion approved by 5-0 vote.

- B. 2019-0225: A request by Metro Development LLC for approval of a Final Development Plan for the Seattle House Apartments (240 units) on approximately 24.212 acres zoned R-6 and B-3 PMU (Planned Mixed Use Overlay District) and located on the north side of US 36/37 and the south side of Bowtown Road just east of the Chesrown auto storage lot.

Anticipated Process

a. Staff Presentation

Mr. Schultz discussed the proposed development site, which encompasses 24.212 acres that are divided into two sub-areas. Sub-Area A will encompass approximately 20.972 acres of multi-family housing and Sub-Area B will encompass approximately 3.24 acres of commercial property and open space. He discussed access to the site, which would be accessed from US 36/37 at the existing main traffic signal for Glenwood Commons through a north/south access road that bisects Biltmore Drive. The proposed two curb cuts on Biltmore Drive would extend into an interior looped private street network that would access the apartments. There is an emergency access only on Bowtown Road. Amenities to the development include clubhouse, pool, walking paths, a dog park separated for small and large dogs, and bike path. He discussed that the applicant has prepared a traffic impact study. Parking for the complex will have 480 parking spaces with 420 on-street parking spaces and 60 parking spaces located in nine detached garages. He discussed the location for trash compactors that will be enclosed by a brick or stone wall. He discussed

the landscaping plan.

Mr. Badger questioned what phase Biltmore Drive will be constructed. Mr. Schultz discussed that will occur during Phase 1.

b. Applicant Presentation

APPLICANT:

Joe Thomas
Metro Development
470 Olde Worthington Road
Westerville, Ohio 43083

Todd Faris
Civil & Environmental Consultants, Inc.
243 North 5th Street
Columbus, Ohio

Mr. Thomas informed the Commission that they were agreeable to all conditions. Mayor Riggle questioned if previous concerns for drainage to neighboring properties was looked at. Mr. Owen discussed that they have worked with the Soil and Water Conservation District regarding these issues. Mayor Riggle requested that the applicant consider providing options for recycling.

c. Public comment (not a public hearing)

PUBLIC PARTICIPATION:

George Piacentino
1780 Bowtown Road
Delaware, Ohio

Mr. Piacentino voiced a concern that residents will utilize the emergency only access road off of Bowtown to enter and exit the property.

d. Commission Action

Motion: Mr. Badger motioned to approve 2019-0225, along with all staff recommendations and conditions, seconded by Mr. Volenik. Motion approved by 5-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

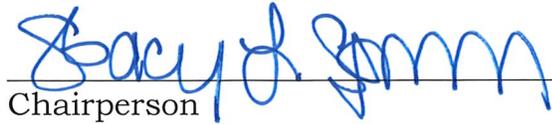
Mr. Efland informed the Commission that there was a BIA presentation held before Council at the March 4 Work Session. He provided information on upcoming Comprehensive Plan Steering Committee meetings.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: April 3, 2019

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 7:14 p.m.


Chairperson


Elaine McCloskey, Clerk

Kimberly Gepper, Acting Clerk