

**PLANNING COMMISSION  
APRIL 3, 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, Dean Prall, Vice-Chairman George Mantzoros, and Chairman Stacy Simpson

Staff Present: Jordan Selmek, Zoning Officer and Lance Schultz, Zoning Administrator.

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

**Motion:** Mayor Riggle motioned to approve the Motion Summary for the Planning Commission meeting held on March 6, 2019, as recorded and transcribed, seconded by Mr. Halter. Motion approved with a 5-0-2 (Prall & Mantzoros) vote.

ITEM 3. REGULAR BUSINESS

- A. 2019-0397: A request by Kroger Great Lakes Distribution Center for approval of a Combined Preliminary and Final Development Plan for a building expansion to the Kroger Distribution Center at 2000 Nutter Farms Lane on approximately 162.29 acres and zoned M-2 (General Manufacturing District)with text limitations.

**Anticipated Process**

a. Staff Presentation

Mr. Selmek presented the case to the commission, describing the addition and the plans for the site. On March 13, 2019, the Board of Zoning Appeals approved a height variance to allow a portion of the Kroger Distribution Center expansion to be 125 feet in height. Kroger is now proposing a 129,568 addition to the southeastern portion of the building. This would bring the total building area to 895,695.

b. Applicant Presentation

**APPLICANT:**

Mr. Andrew Gardner  
3500 Snouffer Road

Columbus, Ohio

Mr. Randy Broom  
8924 Highway 92, Suite 210  
Woodstock, GA

Mr. Bill Knight  
2000 Nutter Farm Lane  
Delaware, Ohio

The representatives from Kroger Distribution Center answered questions presented by the Planning Commission.

c. Public comment (not a public hearing)

There was no public comment.

d. Commission Action

**Motion:** Mr. Prall motioned to approve 2019-0397, along with all staff recommendations and conditions, seconded by Mr. Badger. Motion approved by 7-0 vote.

B. 2019-0408: A request by Manos Properties for approval of a Final Development Plan for the Wesleyan Inn at 235 W. William Street on approximately 0.72 acres and zoned PO/I (Planned Office/Institutional).

**Anticipated Process**

a. Staff Presentation

Mr. Schultz discussed the proposed development site, including the proposed renovation, access to the site, signage, and parking. The owner is proposing to renovate and expand the former dormitory into a three-story, 43-room Inn (7 suites), which encompasses approximately 14,407 total square feet. Two access points would encircle the proposed Inn with 43 parking spaces.

Mr. Simpson requested that Mr. Manos look at the sign plans again and possible come up with different options.

b. Applicant Presentation

**APPLICANT:**  
James Manos  
5973 Macewen Court  
Dublin, Ohio

- c. Public comment (not a public hearing)

There was no public comment.

- d. Commission Action

**Motion:** Vice-Chairman Mantzoros motioned to approve 2019-0408, along with all staff recommendations and conditions, seconded by Mr. Volenik. Motion approved by 7-0 vote.

- C. 2019-0415: A request by The Rockwell Company for approval of a Combined Preliminary and Final Development Plan for The Food Truck Depot at 59 Potter Street on approximately 1.066 acres and zoned R-4 (General Business District).

**Anticipated Process**

- a. Staff Presentation

Mr. Selmek presented the case to the commission. The owner plans to convert the historic railroad freight depot into a bar/restaurant with a 25-space parking lot that will include food trucks and outdoor games. The plan is that many different food trucks will cycle through during the year but there will always be some on the site.

Mr. Halter shared concerns about noise in the surrounding neighborhood area.

- b. Applicant Presentation

APPLICANT

Paul Rockwell  
59 Potter Street  
Delaware Ohio

- c. Public Comment (not a public hearing)

PUBLIC PARTICIPATION

- d. Commission Action

**Motion:** Mr. Badger motioned to approve 2019-0415, along with all staff recommendations and conditions, seconded by Mr. Volenik. Motion approved by 7-0 vote.

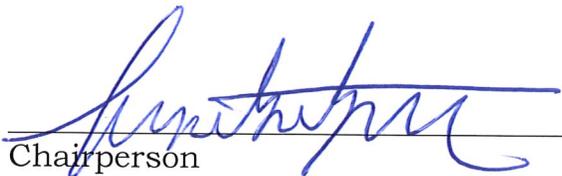
ITEM 4. PLANNING DIRECTOR'S REPORT

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: May 1, 2019

ITEM 7. ADJOURNMENT:

**Motion:** Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 7:30 p.m.

  
Chairperson

  
Elaine McCloskey, Clerk