

**PLANNING COMMISSION  
MAY 1, 2019  
MOTION SUMMARY**

ITEM 1. Roll Call

Vice-Chairman Mantzoros called the meeting to order at 6:32 p.m.

Members Present: Robert Badger, Jim Halter, Mayor Carolyn Kay Riggle, Dean Prall, Vice-Chairman George Mantzoros

Members Absent: Andy Volenik and Chairman Stacy Simpson

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

**Motion to Excuse:** Mr. Prall motioned to excuse Mr. Volenik and Chairman Simpson, seconded by Mr. Badger. Motion approved by a 5-0 vote.

ITEM 2. APPROVAL of the Motion Summary of the Planning Commission meeting held on April 3, 2019, as recorded and transcribed.

**Motion:** Mayor Riggle motioned to approve the Motion Summary for the Planning Commission meeting held on April 3, 2019, as recorded and transcribed, seconded by Mr. Prall. Motion approved with a 5-0 vote.

ITEM 3. REGULAR BUSINESS

A. Meekers Venue

- (1) 2019-0648: A request by John & Tess Meeker for approval of a Rezoning Amendment from R-4 (Medium Density Residential District) to R-4 PMU (Medium Density Residential with a Planned Mixed Use Overlay District) and extend the current PMU at 377 East William Street to 385 East William Street for Meekers Venue on approximately 0.477 acres and located at 385 East William Street.
- (2) 2019-0649: A request by John & Tess Meeker for approval of a Conditional Use Permit allowing the placement of PMU (Planned Mixed Use Overlay District) to be established for Meekers Venue on approximately 0.477 acres and located at 385 East William Street.
- (3) 2019-0650: A request by John & Tess Meeker for approval of a Final Development Plan for Meekers Venue on approximately 0.477 acres zoned R-4 PMU (Medium Density Residential with a Planned Mixed Use Overlay District) and located at 385 East William Street.

**Anticipated Process**

- a. Staff Presentation

Mr. Efland discussed the plan to repurpose the church into a wedding venue and associated uses on the first floor and a single family owner occupied only dwelling unit on the second floor of the building. The venue would be for weddings, anniversary parties, birthday parties, graduation parties, and other events. He discussed that they would primarily use the venue for Friday and Saturday events, but that could be used during the week as needed. Mr. Efland reviewed the parking availability and that the applicants have received permission from the City of Delaware School District to utilize Conger Elementary School parking lot during times the district or school is not in use.

b. Applicant Presentation

APPLICANT:

John & Tess Meeker  
6368 Worthington Road  
Westerville, Ohio

Ms. Meeker discussed their plans to move into the second floor and occupy the building as a resident after their children graduate from high school.

Mr. Owens made a correction to staff condition 6 relating to sidewalk on East William Street.

c. Public comment (public hearing)

There was no public participation.

d. Commission Action

**Motion:** Mr. Prall motioned to approve 2019-0648, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 5-0 vote.

**Motion:** Mr. Prall motioned to approve 2019-0649, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 5-0 vote.

**Motion:** Mr. Prall motioned to approve 2019-0650, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 5-0 vote.

B. Communities at Glenross - Section 13

- (1) 2019-0651: A request by Pulte Homes of Ohio for approval of a Final Development Plan for Communities of Glenross Section 13 containing 44 single family lots on approximately 21.436 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Eastwind Road, Silver Branch Drive, Stone Quarry Drive and Harvest Moon Road.
- (2) 2019-0653: A request by Pulte Homes of Ohio for approval of a Final Subdivision Plat for Communities of Glenross Section 13 containing 44 single family lots on approximately 21.436 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Eastwind Road, Silver Branch Drive, Stone Quarry Drive and Harvest Moon Road.

**Anticipated Process**

a. Staff Presentation

Mr. Selmek provided the background history of the development and recent approvals for Final Development Plans and Plats for Section 15 in 2018. He discussed the access to the property and that all streets would have sidewalks on both sides and be public. Pedestrian connectivity identifies a bike path along Winterbourne Drive. He reviewed the tree preservation plan.

b. Applicant Presentation

**APPLICANT:**

Bradley Holland  
EMH&T, Project Manager  
5500 New Albany Road  
Columbus, Ohio

c. Public comment (not a public hearing)

There was no public participation.

d. Commission Action

**Motion:** Mr. Prall motioned to approve 2019-0651, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 5-0 vote.

**Motion:** Mr. Prall motioned to approve 2019-0653, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 5-0 vote.

C. Belmont Place – Section 6 & 7

- (1) 2019-0655: A request by Glenn Road Capital LLC for approval of a Final Development Plan for Belmont Place Section 6 containing 48 single family lots on approximately 18.48 acres zoned B-3, R-6 and A-1 PMU (Community Business District, Multi-Family Business District and Agricultural District with a Planned Mixed Use Overlay District) and located on Crownover Way, LaChance Lane, McNamara Loop and Brets Lane.
- (2) 2019-0656: A request by Glenn Road Capital LLC for approval of a Final Subdivision Plat for Belmont Place Section 6 containing 48 single family lots on approximately 18.48 acres zoned B-3, R-6 and A-1 PMU (Community Business District, Multi-Family Business District and Agricultural District with a Planned Mixed Use Overlay District) and located on Crownover Way, LaChance Lane, McNamara Loop and Brets Lane.
- (3) 2019-0659: A request by Glenn Road Capital LLC for approval of a Final Development Plan for Belmont Place Section 7 containing 53 single family lots on approximately 20.46 acres zoned B-3, R-6 and A-1 PMU (Community Business District, Multi-Family Business District and Agricultural District with a Planned Mixed Use Overlay District) and located on McNamara Loop, Brets Lane and Haughton Lane.
- (4) 2019-0660: A request by Glenn Road Capital LLC for approval of a Final Subdivision Plat for Belmont Place Section 7 containing 53 single family lots on approximately 20.46 acres zoned B-3, R-6 and A-1 PMU (Community Business District, Multi-Family Business District and Agricultural District with a Planned Mixed Use Overlay District) and located on McNamara Loop, Brets Lane and Haughton Lane.

**Anticipated Process**

a. Staff Presentation

Mr. Schultz provided information on the property and that development is located within the Delaware South NCA, Evans Residential TIF District, and Southern Point Commercial TIF District. He discussed the landscape plan and the requirement for mounding by the future commercial out lots to provide additional buffering. There will be no trees removed. He discussed the condition that prior to permits being approved the two existing homes along State Route 23 are to be demolished.

b. Applicant Presentation

**APPLICANT:**

Kevin McCauley  
Glenn Road Capital LLC  
6689 Dublin Center Drive

Dublin, Ohio

Joel Trewartha  
Ryan Homes  
8351 N. High Street  
Columbus, Ohio

Mr. McCauley voiced no concerns on staff conditions and that they were waiting on the gas lines to be removed by Columbia Gas prior to the removal of the existing homes.

c. Public comment (not a public hearing)

There was no public participation.

d. Commission Action

**Motion:** Mr. Prall motioned to approve 2019-0655, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 5-0 vote.

**Motion:** Mr. Prall motioned to approve 2019-0656, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 5-0 vote.

**Motion:** Mr. Prall motioned to approve 2019-0659, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 5-0 vote.

**Motion:** Mr. Prall motioned to approve 2019-0660, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 5-0 vote.

- D. 2019-0665: A request by Redwood Living for approval of a Final Development Plan for The Preserve at Quail Pass Phase 3 for 100 single family apartment units on approximately 19.78 acres zoned M-1 PMU (Light Manufacturing with a Planned Mixed Use Overlay District) and located south of Mill Run Crossing and just west of Glenn Road.

**Anticipated Process**

a. Staff Presentation

Mr. Schultz reviewed the development plan which is located on the south side of Mill Run Crossing and just east of the City Wetland Park and west of Glenn Road behind the Glennwood Commons Shopping Center. He discussed that Phase 3 is located south of the Moody Ditch and south of Phase 1 and 2. Access to this phase would be from Glenn Road and

internally from Phase 1 and 2 across the Moody Ditch. He provided information on the emergency access point. This development would be required to participate in the Delaware North NCA.

b. Applicant Presentation

APPLICANT:

Todd Foley  
100 Northwood Blvd.  
Columbus, Ohio

Pat Rakoci  
7300 E. Pleasant Valley Rd  
Independence, Ohio

Mr. Foley informed the Commission that they are working with easement holders for permission to add mounding for buffering.

c. Public comment (not a public hearing)

There was no public participation.

d. Commission Action

**Motion:** Mr. Prall motioned to approve 2019-0665, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 5-0 vote.

E. Winterbrooke Place

- (1) 2019-0640: A request by Grden LLC for approval of a Rezoning Amendment from A-1 (Agricultural District) to R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) for Winterbrooke Place containing 263 single family lots on approximately 100.6 acres and located on the north side of Peachblow Road just east of the Belmont Place Subdivision (Parcel #'s 418-330-01-019-000, 418-330-01-018-001, 418-330-018-000, 418-320-01-038-000).
- (2) 2019-0641: A request by Grden LLC for approval of a Conditional Use Permit allowing the placement of PMU (Planned Mixed Use Overlay District) to be established for Winterbrooke Place containing 263 single family lots on approximately 100.6 acres and located on the north side of Peachblow Road just east of the Belmont Place Subdivision.
- (3) 2019-0642: A request by Grden LLC for approval of a Preliminary Development Plan for Winterbrooke Place containing 263 single family lots on approximately 100.6 acres zoned R-3 PMU (One-

Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Peachblow Road just east of the Belmont Place Subdivision.

**Anticipated Process**

a. Staff Presentation

Mr. Schultz reviewed the staff presentation and the current annexation process and zoning. He discussed the main access to the property, open spaces, amenities, and retention pond sites. The projected lot sizes were discussed, as well as tree preservation and natural material requirements. Mr. Owens discussed any improvements to Peachblow Road would be a decision by the County and that they are awaiting the completion of the traffic study. A discussion was held regarding the overhead easement for power lines and that AEP would not allow for water under the easement to allow for equipment to have access if needed.

Mr. Prall voiced a concern over the easement running across two properties. Mr. Halter voiced a concern over no fencing around retention ponds that are close to homes or the play areas and tot lots.

b. Applicant Presentation

APPLICANT:

Robert Grden  
Grden LLC  
1059 Wellington Blvd  
Powell, Ohio

Mike Shade  
Attorney at Law  
P.O. Box 438  
Delaware, Ohio

Jack Brickner  
Planned Communities  
110 Northwoods Blvd  
Columbus, Ohio

Todd Faris  
Faris Planning & Design  
243 North 5<sup>th</sup> St, Suite 401  
Columbus, Ohio

Mr. Grden reviewed the expected demographics to move into the development. He provided information on the expected income of homebuyers and the cost for the city to maintain the roads. Mr. Brickner discussed the location of the retention ponds and that they are required in the designated areas to help with drainage. Mr. Faris discussed the layout of the development and the plan to preserve the existing tree rows. He discussed that the Gundling property is surrounded by mature trees on their property and voiced a concern that mounding to the area could damage the roots to their trees.

Mr. Halter voiced a concern over the cost to the City to annex this property in the City.

c. Public comment (public hearing)

PUBLIC PARTICIPATION:

Steve Elliott

Representative for John and Toni Gundling  
200 Civic Center Drive, Suite 1200  
Columbus, Ohio

Mr. Elliott submitted a letter of objection to the development. He discussed the intent to preserve the value of the Gundling's property. He requested more details regarding the traffic study impact that was not completed and the potential road to access OhioHealth. He requested signage along the bike path that stops at the Gundling's property as private.

Charlie Murphy  
204 McNamara Loop  
Lewis Center, Ohio

Mr. Murphy concerned that the current tree line could be removed and the potential road for OhioHealth access would be in his backyard.

John Truitt  
252 McNamara Loop  
Lewis Center, Ohio

Mr. Truitt voiced concerns over the potential road to access OhioHealth and requested additional buffering between his house and the proposed road. He voiced a concern of headlights shining into the back of his house.

Mr. Efland discussed room for additional buffering along the skinny pond area and that the tree line near McNamara Loop are on

OhioHealth property. He discussed that the OhioHealth Plan included a secondary access point at this location prior to other developments and that there is no confirmation if OhioHealth will utilize this point or not. He discussed working with developers from Belmont to add buffering.

Mr. Shade discussed that they are working with OhioHealth on the traffic MOU to this access area and that the easement will be between the City of Delaware and OhioHealth.

Mr. Efland requested that the applicant and Mr. Elliott work on the gap for the bike plan for potential connection, signage, or barricades.

Mr. Owens discussed the requirements for retention ponds and the benefits of a longer pond. He recommended not having too much mounding around the longer pond as it would reduce the width.

d. Commission Action

**Motion:** Mr. Prall motioned to approve 2019-0640, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 5-0 vote.

**Motion:** Mr. Prall motioned to approve 2019-0641, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 5-0 vote.

**Motion:** Mr. Prall motioned to approve 2019-0642, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 5-0 vote.

- ITEM 4. PLANNING DIRECTOR'S REPORT
- ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION
- ITEM 6. NEXT REGULAR MEETING: June 5, 2019

ITEM 7. ADJOURNMENT:

**Motion:** Vice-Chairman Mantzoros moved for the Planning Commission meeting to adjourn. The meeting adjourned at 10:06 p.m.

  
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Chairperson

  
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Elaine McCloskey, Clerk