

**PLANNING COMMISSION**  
**June 5, 2019**  
**MOTION SUMMARY**

ITEM 1. Roll Call

Chairman Simpson called the meeting to order at 6:30 p.m.

Members Present: Jim Halter, Mayor Carolyn Kay Riggle, Dean Prall, Andy Volenik, Vice-Chairman George Mantzoros, and Chairman Stacy Simpson

Members Absent: Robert Badger

Staff Present: Carrie Fortman, Project Engineer and Dave Efland, Planning and Community Development Director

**Motion to Excuse:** Vice-Chairman Mantzoros motioned to excuse Mr. Badger, seconded by Mr. Prall. Motion approved by a 6-0 vote.

ITEM 2. APPROVAL of the Motion Summary of the Planning Commission meeting held on May 1, 2019, as recorded and transcribed.

**Motion:** Mayor Riggle motioned to approve the Motion Summary for the Planning Commission meeting held on May 1, 2019, as recorded and transcribed, seconded by Mr. Halter. Motion approved with a 5-0-1 (Simpson) vote.

ITEM 3. REGULAR BUSINESS

A. Ohio Wesleyan Student Housing

- (1) 2019-0924: A request by Ohio Wesleyan University for approval of a Conditional Use Permit to allow the Ohio Wesleyan Village Student Housing located at the northwest corner of Liberty Street and Park Avenue on approximately 3 acres zoned PO/I Planned Office/Institutional District.
- (2) 2019-0925: A request by Ohio Wesleyan University for approval of a Combined Preliminary and Final Development Plan for Ohio Wesleyan Village Student Housing located at the northwest corner of Liberty Street and Park Avenue on approximately 3 acres zoned PO/I Planned Office/Institutional District.
- (3) 2019-0926: A request by Ohio Wesleyan University for approval of Alley Vacation for Ohio Wesleyan Village Student Housing located at the northwest corner of Liberty Street and Park Avenue on approximately 3 acres zoned PO/I Planned Office/Institutional District.

**Anticipated Process**

a. Staff Presentation

Mr. Efland provided a presentation which included a location and zoning map, the location of the recommended paper alley vacation, and the proposed site plan and development plan. He discussed that the paper alley has no public utilities. Mr. Efland discussed the initial construction of phase one and subsequent phases to the area. He provided information regarding tree removal and landscape screening to the parking lot.

b. Applicant Presentation

APPLICANT:

Peter Schantz  
Director of Physical Plant for Ohio Wesleyan University  
28 Hayes Street  
Delaware, Ohio

Randy Reger  
BSHM Architects, Inc.  
1020 Goodale Blvd.  
Columbus, Ohio

Mr. Schantz discussed that the proposed plan was one of three potential upgrades to the University and the timeframe for Phase 1 completion.

Ms. Fortman discussed the MOU relating to the retaining wall for the Delaware Run. Mr. Schantz discussed that the university is currently investigating two different designs to fix the problem.

c. Public comment (public hearing)

PUBLIC COMMENT:

Tom Wolber  
272 Hearthstone Drive  
Delaware, Ohio

Mr. Wolber requested information on the accessibility for the public to access the path between the east and west corridor. Mr. Schantz discussed that the intention of the path is to be utilized as a main fairway.

d. Commission Action

**Motion:** Mr. Prall motioned to approve 2019-0924, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

**Motion:** Mr. Prall motioned to approve 2019-0925, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

**Motion:** Mr. Prall motioned to approve 2019-0926, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland provided an update on the Delaware Together Comprehensive Plan. He reminded the Commission of the meeting date change for July.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: July 17, 2019

ITEM 7. ADJOURNMENT:

**Motion:** Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 7:08 p.m.

  
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Chairperson

  
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Elaine McCloskey, Clerk