

PLANNING COMMISSION
July 17, 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 (arrived at 6:45 p.m.), Mayor Carolyn Kay Riggle, Andy Volenik, Vice-Chairman George Mantzoros, and Chairman Stacy Simpson

Members Absent: Dean Prall

Staff Present: Jonathan Owen, Project Engineer and Lance Schultz, Zoning Administrator

Motion to Excuse: Mr. Badger motioned to excuse Mr. Halter and Mr. Prall, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

ITEM 2. ELECTION OF OFFICERS

- A. Chairperson
- B. Vice-Chairperson

Motion: Mr. Badger motioned to nominate Mr. Simpson as Chairperson and Mr. Mantzoros as Vice-Chairperson. Mr. Simpson and Mr. Mantzoros voiced no objection to the nomination and there were no other nominations. This motion was seconded by Mr. Mantzoros. Motion approved by a 5-0 vote.

ITEM 3. 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 June 5, 2019, as recorded and transcribed, seconded by Vice-Chairman Mantzoros. Motion approved with a 4-0-1 (Badger) vote.

ITEM 4. REGULAR BUSINESS

- A. 2019-1389: A request by Stronghold Construction for approval of a Combined Preliminary and Final Development Plan for Stronghold Industrial Park located at 1327 London Road on approximately 6.2 acres zoned M-2 (General Manufacturing District).

Anticipated Process

- a. Staff Presentation

Mr. Schultz provided a staff update to the Commission. He included the location of the property and current zoning. He discussed that the majority of the site is located in the Airport Overlay District. He discussed the plan for the owner to relocate his current business into this location and information was provided on the single family resident on the property that is expected to remain and has a current tenant. Information was provided regarding access to the sign from a single realigned curb cut from London Road. The western portion of the site fronting London Road would remain vacant and potentially have future expansion. The applicant is proposing a 10,000 square foot office/warehouse building and 3,600 square foot storage building along with the existing single family residence.

b. Applicant Presentation

APPLICANT:

Doug Kuepfer
Stronghold Construction
35 Grace Drive
Powell, Ohio

Chris Tebbe
Tebbe Civil Engineering, LLC
5792 Gaelic Court
Dublin, Ohio 43016

Mr. Tebbe discussed the “Determination of No Hazard to Air Navigation” approval that will need received from the FAA and the requirement to get permission for use of a crane during construction.

c. Public comment (not a public hearing)

There was no public participation.

d. Commission Action

Mr. Halter arrived at 7:45 p.m. prior to the vote. He informed the Commission that he was abstaining from the vote due to his late arrival.

Motion: Mr. Badger motioned to approve 2019-1389, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 5-0-1 (Halter) vote.

ITEM 5. PLANNING DIRECTOR’S REPORT

Mr. Schultz provided an update on the Planning Department's move to the second floor of the City Hall Annex building.

ITEM 6. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Volenik thanked staff for the efforts.

Vice-Chairman Mantzoros questioned staff on upcoming development. Mr. Schultz discussed tentative August 7 agenda items.

Chairman Simpson questioned what business was going into the former Goodyear Tire store on Sandusky Street. Mr. Schultz replied that the building would be used by another auto store.

ITEM 7. NEXT REGULAR MEETING: August 7, 2019

ITEM 8. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 6:54 p.m.


Chairperson


Elaine McCloskey, Clerk