

**PLANNING COMMISSION**  
**August 7, 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, Dean Prall, Andy Volenik, Mayor Carolyn Kay Riggle, Vice-Chairman George Mantzoros, and Chairman Stacy Simpson

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

ITEM 2. APPROVAL of the Motion Summary of the Planning Commission meeting held on July 17, 2019, as recorded and transcribed.

**Motion:** Vice-Chairman Mantzoros motioned to approve the Motion Summary for the Planning Commission meeting held on July 17, 2019, as recorded and transcribed, seconded by Mr. Volenik. Motion approved with a 6-0-1 (Prall) vote.

ITEM 3. REGULAR BUSINESS

A. The Rice Building

- (1) 2019-1727: A request by J. Jill Properties LLC., for a Rezoning at 50 West William Street from B-3 (Community Business District) to B-2 (Central Business District) on approximately 0.119 acres.
- (2) 2019-1728: A request by J. Jill Properties LLC., for a Combined Preliminary and Final Development Plan for The Rice Building at 50 West William Street on approximately 0.119 acres zoned B-2.

**Anticipated Process**

a. Staff Presentation

Mr. Schultz discussed the location of the building and current zoning. The property is located in the Transitional Sub-District of the Downtown Historic District Overlay. The applicant purchased the property in 2019 and completed an Environmental Assessment due to the property formally being a gas station. The Applicant recently received approval through the Historic Preservation Commission for demolition of the building and the design for the proposed building. Mr. Schultz reviewed the plan to construct a two-story building and maintain the nine parking spots fronting North Franklin Street.

Mr. Halter voiced a concern over the one way out access on the

second floor and the safety issue if there was a fire. Staff reviewed that the fire staff had reviewed the plan with no concerns voiced.

b. Applicant Presentation

APPLICANT:

Jeff and Jill Rice  
6 Darlington Road  
Delaware, Ohio

Ms. Rice discussed her plans to have the first story of the building be a boutique-style fitness center, while the second floor would be an apartment with a private elevator and a garage. The current plan is for the Applicant's mother to reside in the apartment.

Mr. Halter also voiced a concern over the parking situation and if there is enough parking available to sustain the business. Ms. Rice discussed that they were aware that currently the property was being utilized for parking by the Helpline staff or others, but that they would have signage once they occupied the building and that they felt that once construction begins individuals will need to find other parking spaces that are available.

c. Public comment (public hearing)

There was no public participation.

d. Commission Action

**Motion:** Mr. Prall motioned to approve 2019-1727, along with all staff recommendations and conditions, seconded by Mr. Badger. Motion approved with a 7-0 vote. Mr. Halter recommended that the applicant consider an additional exit from the second floor.

**Motion:** Mr. Prall motioned to approve 2019-1728, along with all staff recommendations and conditions, seconded by Mr. Badger. Motion approved with a 7-0 vote. Mr. Halter again recommended that the applicant consider an additional exit from the second floor.

B. Coughlin's Crossing

- (1) 2019-1578: A request by Delaware Development Plan LTD., for a development text amendment to Sub-Areas 2, 5 and 6 of Coughlin's Crossing on approximately 80 acres located east of US 23, west of Stratford Road, north of Meeker Way and south of Elliot Estates Subdivision and zoned A-1 PMU.
- (2) 2019-1579: A request by Delaware Development Plan LTD., for

approval of an Amended Preliminary Development Plan to Sub-Areas 2, 5 and 6 of Coughlin Crossing on approximately 80 acres located east of US 23, west of Stratford Road, north of Meeker Way and south of Elliot Estates Subdivision and zoned A-1 PMU.

**Anticipated Process**

a. Staff Presentation

Mr. Schultz discussed the request by Delaware Development Plan LTD., for a development text amendment to Sub-Areas 2, 5 and 6 of Coughlin's Crossing and the request for approval of an Amended Preliminary Development Plan to Sub-Areas 2 and 6. He discussed that the proposed development text revision includes consolidating Sub-Areas 2a and 2b. The applicant is also requesting to allow 194 multi-family dwelling units with no commercial and office units fronting Stratford Road instead of the approved 24 single-family dwelling units. The applicant also requests a change to the square footage requirements of the one and two bedroom apartments. Mr. Schultz reviewed the tree replacement plan and the landscaping and screening. Also reviewed were the proposed elevations. He informed the Commission that the Applicant has continued to meet privately with residents for feedback and input.

Mr. Halter voiced a concern over the density difference. Mr. Prall voiced a concern over the expected increase of traffic with the new proposal and questioned if the access point from Stratford could be relocated to allow traffic to flow to Meeker and U.S. 23.

b. Applicant Presentation

APPLICANT:

Connie Klema  
Delaware Development Plan LTD  
P.O. Box 991  
Pataskala, Ohio 43062

John Oney  
Architectual Alliance  
49 East 3<sup>rd</sup> Street  
Columbus, Ohio

Jim Ohlin  
Romanelli & Hughes  
148 West Schrock Road  
Westerville, Ohio

Ms. Klema discussed the need to change the single-family dwellings to multi-family dwelling units. She discussed that she had difficulty finding a builder for the project, but that she was able to retain Romanelli and Hughes.

c. Public comment (public hearing)

PUBLIC PARTICIPATION:

Jeannie Ball  
1989 Stratford Road  
Delaware, Ohio

Ms. Ball voiced a concern over the increase in density and the effects on traffic on Stratford Road.

Mary Gnade  
170 Hull Drive  
Delaware, Ohio

Ms. Gnade requested that the Commission make a limit of how many residents in the development. She is concerned over the multiple projects in the area and how the City can handle the growth.

John Main  
100 Wagner Way  
Delaware, Ohio

Mr. Main voiced a concern over traffic and the lack of traffic signal at Hull Drive.

Ms. Klema was agreeable to have staff look at the current access to the development and if can be altered. She discussed using the Stratford Road access as an emergency access only. Mr. Owen discussed the benefit to the proposed Stratford Road improvements and recommended that staff review the traffic study for recommendations. Mr. Volenik voiced his support for the access to remain on Stratford Road, but questioned the density request and if the dwelling units could be two story. Mr. Efland recommended that the Commission consider tabling the cases to allow staff and the applicant to look at the concerns voiced.

d. Commission Action

**Motion:** Mr. Badger motioned to approve 2019-1578, along with all staff conditions and recommendations, seconded Mr. Volenik. Motion failed with a 3 (Badger, Riggle, Simpson) – 4 (Halter, Prall,

Volenik, Mantzoros) vote.

**Motion:** Mr. Halter motioned to reconsider the vote to 2019-1578 and to table 2019-1578 and 2019-1579 for 30 days, seconded by Mr. Prall. Motion approved by a 7-0 vote.

C. Belle Commons Business Park

- (1) 2018-1965: A request by Makapa LLC., for approval of a Rezoning Amendment for Belle Commons Business Park on approximately 11.128 acres (parcels 419-122-01-027-000 & 419-122-01-029-000) from R-3 (One-Family Residential District) to R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Belle Avenue and the east side of Liberty Road.
- (2) 2018-1966: A request by Makapa LLC., for approval of a Conditional Use Permit allowing the placement of PMU (Planned Mixed Use Overlay District) to be established for Belle Commons Business Park on approximately 11.128 acres (parcels 419-122-01-027-000 & 419-122-01-029-000) and located on the north side of Belle Avenue and the east side of Liberty Road
- (3) 2018-1967: A request by Makapa LLC., for approval of a Preliminary Development Plan for Belle Commons Business Park on approximately 11.128 acres on property zoned R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Belle Avenue and the east side of Liberty Road.
- (4) 2018-1968: A request by Makapa LLC., for approval of a Preliminary Subdivision Plat for Belle Commons Business Park on approximately 11.128 acres on property zoned R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on the north side of Belle Avenue and the east side of Liberty Road.

**Anticipated Process**

a. Staff Presentation

Mr. Schultz reviewed the proposal to rezone the property site to allow light manufacturing/offices. The property is located at the northeast corner of Liberty Road and Belle Avenue intersection. He reviewed current zoning and that a tree preservation area will be established just northeast of the Liberty Road and Belle Avenue intersection and along the eastern portion of the site.

Mr. Badger voiced a concern regarding the location of street trees along Liberty Road and possible site distance concerns. Mr. Efland discussed the requirement for street trees to be in the right-a-way,

unless the applicant is agreeable to the trees on the east side of the sidewalk.

b. Applicant Presentation

APPLICANT:

Jim Ullman  
1520 Hyatts Road  
Delaware, Ohio

Mr. Ullman discussed the location of the trees on the east side of the property to provide a buffer. He was in agreement to the street trees on the east side of the sidewalk along Liberty Street.

c. Public comment (public hearing)

There was no public participation.

d. Commission Action

**Motion:** Mr. Halter motioned to approved 2018-1965, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

**Motion:** Mr. Halter motioned to approved 2018-1966, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

**Motion:** Mr. Halter motioned to approved 2018-1967, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

**Motion:** Mr. Halter motioned to approved 2018-1968, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR'S REPORT

Mr. Efland discussed the new requirement by the U.S.P.S. for cluster mailboxes in new single-family dwelling developments. He provided an update on the Comprehensive Plan Steering Committee.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: September 4, 2019

ITEM 7. ADJOURNMENT:

**Motion:** Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 9:26 p.m.

  
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Chairperson

  
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Elaine McCloskey, Clerk