

PLANNING COMMISSION
September 4, 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, Mayor Carolyn Kay Riggle, Vice-Chairman George Mantzoros, and Chairman Stacy Simpson

Member Absent: Andy Volenik

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

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

ITEM 2. APPROVAL of the Motion Summary of the Planning Commission meeting held on August 7, 2019, as recorded and transcribed.

Motion: Mr. Prall motioned to approve the Motion Summary for the Planning Commission meeting held on August 7, 2019, as recorded and transcribed, seconded by Vice-Chairman Simpson. Motion approved with a 6-0 vote.

ITEM 3. REGULAR BUSINESS

A. 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 (TABLED 8/7/19).
- (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 (TABLED 8/7/19).

Anticipated Process

a. Staff Presentation

Mr. Efland informed the Commission of the Applicant's request to continue to table the discussion of Coughlin's Crossing to a future

meeting with an unknown date. He also informed them that the Applicant has been working to have neighborhood meetings with surrounding homeowners.

- b. Applicant Presentation
- c. Public comment (public hearing)

There was no public participation.

- d. Commission Action

Motion: Mr. Badger motioned to continue to table 2019-1578 and 2019-1579 to a future meeting, seconded by Mayor Riggle. Motion approved with a 6-0 vote.

B. Springer Woods

- (1) 2019-1864: A request by Westport Homes for approval of a Final Subdivision Plat for Springer Woods Section 2 Phase 2 on approximately 5.471 acres containing 21 single family lots on property zoned R-3 (One-Family Residential District) and located on Scarlett Drive and Arron Drive.
- (2) 2019-1865: A request by Westport Homes for approval of a Final Subdivision Plat for Springer Woods Section 2 Phase 3 on approximately 5.65 acres containing 22 single family lots on property zoned R-3 (One-Family Residential District) and located on Bevan Way and Arron Drive.

Anticipated Process

- a. Staff Presentation

Mr. Schultz discussed the request for the 87 acre site between West Central Avenue and West William Street and provided back ground information and approvals. He discussed the proposal to advance Section 2, Phases 2 and 3 through the Final Subdivision Plat approval process. Phase 2 would contain 21 single family lots on approximately 5.471 acres and Phase 3 would contain 22 single family lots on approximately 5.65 acres. He discussed the road and access and that the development would have public streets with a right of way width of 56 feet and pavement width of 32 feet. This is a change from the previous approved plan with a right of way width of 52 feet and a pavement width of 26 feet. The proposed widths are different from current engineering standards of a 60 feet right of way and 32 foot wide street and a concession would be given for the development while ensuring conforming pavement width to today's standards.

Mr. Schultz discussed tree removal and replacement plan and open space location. There is not any open space proposed in Section 2 Phases 2 and 3, but open space and parkland are provided in the approved Preliminary Subdivision Plat in Section 3.

Mr. Halter voiced a concern relating to developers not following current standards for projects that were approved years ago.

- b. Applicant Presentation
- c. Public comment (not public hearing)

There was no public participation.

- d. Commission Action

Motion: Mr. Prall motioned to approve 2019-1864, along with all staff conditions and recommendations, seconded by Vice-Chairman Mantzoros. Motion approved by a 6-0 vote.

Motion: Mr. Prall motioned to approve 2019-1865, along with all staff conditions and recommendations, seconded by Vice-Chairman Mantzoros. Motion approved by a 6-0 vote.

- C. 2019-1866: A request by Liberty Casting for approval of a Development Plan Exemption allowing for a 4,000 square foot expansion to the existing main building on 17.32 acres zoned M-2 (General Manufacturing District) located at 620 Liberty Road.

Anticipated Process

- a. Staff Presentation

Mr. Selmek discussed the request for a Development Plan Exemption allowing for a 4,000 square foot expansion to the existing main building on 14.905 acres. The property has a land use of "Heavy Manufacturing" and is surrounded by a mix of land uses. The proposed building is consistent with the land use plan and zoning for the site. He reviewed the building design and road access. He discussed pedestrian connectivity and that the applicant has agreed to a payment in lieu of sidewalk installation.

A discussion was held regarding the use of the payment in lieu of sidewalk installation to be used towards the approved Bike Path Plan.

b. Applicant Presentation

APPLICANT:

Tom James
124 Halstead Court
Delaware, Ohio

Mr. James voiced no concerns on staff conditions. He informed the Commission that the new building will help to reduce the odors omitted from Liberty Casting.

c. Public comment (not a public hearing)

There was no public participation.

d. Commission Action

Motion: Mayor Riggle motioned to approved 2018-1966, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 6-0 vote.

- D. 2019-1869: A request by Evans Farm Land Development Company for review of a Concept Plan for Evans Farm consisting of 103 single family lots on approximately 43.85 acres located on the north side of Peachblow Road just east of the Winterbrooke Place Subdivision.

Anticipated Process

a. Staff Presentation

Mr. Schultz informed the Commission that this site location is currently located in Berlin Township on the north side of Peachblow Road just east of the proposed Winterbrooke Place Subdivision and south of The Communities of Glenross. He explained that this location is currently going through the annexation process with the City for the continuation of the Evans Farm development. The site is located within the City utility service area. He discussed the proposed subdivision is based on the “new urbanism” design principals. The Applicant proposes design principals which is consistent with the Evans Farm development that is currently being constructed in Orange and Berlin Township.

b. Applicant Presentation

APPLICANT:

Tony Eyerman
1550 Lewis Center Road
Lewis Center, Ohio

Dan Griffin
1550 Lewis Center Road
Lewis Center, Ohio

Robert Kuederle
Engineer
Lewis Center, Ohio

1550 Lewis Center Road

Mr. Griffin discussed the setbacks and that houses would be moved up 10 feet to allow for larger back yards and to have front porches that allow for residents to be eye level with those walking on sidewalks. He discussed the plans for active space and to have solar powered fish feeders and benches at ponds. He also discussed have 4-H buildings. He informed the Commission that Evans Farm has their own nursery to grow trees and the plan is to save as many trees in the tree lines as possible.

Mr. Eyerman discussed the plan to have connectivity in the development both social and physical. He would like to have streets and trails connected with other developments and will be proposing a trail connection with the Grden property. He discussed that no two houses will look the same. There will be a different color scheme or changes to the outside of the house. He also discussed the plan that no resident would be further than 2 blocks from a park location. He discussed the lot sizes and plan to have one lot used as an emergency exit on Peachblow Road until a connection can be made to the Grden property.

Mr. Prall discussed the concern over the additional dwelling units and that code does not allow for separate dwelling units over detached garages. Mr. Efland discussed that planned development may allow for granting detached garages and that the wording can be that the units can not be used as rentals. Mr. Prall recommended heavy buffering to properties that back up to previous developments.

c. Public comment (not a public hearing)

There was no public participation.

d. No Commission Action Required

ITEM 4. PLANNING DIRECTOR'S REPORT

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Halter requested that staff considering adding conditions to development plan that gives an expiration date in which after the developer would need to update to current standards and codes.

Vice-Chairman Mantzoros discussed the improvements at the Swifty Gas Station.

ITEM 6. NEXT REGULAR MEETING: October 16, 2019

Mr. Efland informed the Commission that the next regularly scheduled meeting will be held on October 2, 2019 and not October 16, 2019.

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 8:10 p.m.


Chairperson


Elaine McCloskey, Clerk