

PLANNING COMMISSION
October 2, 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: Carrie Fortman, Project Engineer and Lance Schultz, Zoning Administrator

ITEM 2. INTRODUCTION – Kyle Kridler, Assistant City Manager

ITEM 3. APPROVAL of the Motion Summary of the Planning Commission meeting held on September 4, 2019, as recorded and transcribed.

Motion: Mr. Halter motioned to approve the Motion Summary for the Planning Commission meeting held on September 4, 2019, as recorded and transcribed, seconded by Mr. Prall. Motion approved with a 6-0-1 (Volenik) vote.

ITEM 4. 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. Schultz informed the Commission that the Applicant continues to request that the cases remain on the table.

b. Applicant Presentation

- c. Public comment (public hearing)

There was no public participation.

- d. Commission Action

- B. 2019-2076: A request by Sawmill Delaware Investments for approval of a Combined Preliminary and Final Development Plan to construct a new building (Innovation Center) at 109 Innovation Court on approximately 6 acres zoned M-1 PMU (Light Manufacturing District with a Planned Mixed Use Overlay District).

Anticipated Process

- a. Staff Presentation

Mr. Schultz reviewed the proposal to construct an approximate 60,000 square foot building called Innovation Center on the subject site, which would be similar to the Symmetry II building. The building would be divided into 10 units. He discussed the access to the location.

Mr. Prall voiced a concern relating to the parked semi-trucks and trailers in the area.

- b. Applicant Presentation

APPLICANT:

Amy Biondi-Huffman
8400 Industrial Parkway
Plain City, Ohio

Ms. Biondi-Huffman discussed that Innovation Center will have the same concept as the Symmetry II building.

- c. Public comment (not a public hearing)

There was no public comment.

- d. Commission Action

Motion: Mr. Badger motioned to approve 2019-2076, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

- C. 2019-2136: A request by Grden LLC for approval of a Preliminary Subdivision Plat 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 discussed that the Planning Commission approved the Rezoning Amendment, Conditional Use Permit, and Preliminary Development Plan for the subdivision in June. He discussed the current request for a Preliminary Subdivision Plat for the 263 single family lots on approximately 102.1 acres. Mr. Schultz discussed that this is approximately 25.5 acres of open space, with about 14 acres of active space available. He reviewed the lot sizes and access points.

Mr. Halter voiced a concern about water retention ponds that are required being considered into the open space. Mr. Prall voiced a concern over the lack of active space. Mayor Riggle voiced concerns over the safety of pedestrian and residents near the active space by the water and Peachblow Road. She requested if there will be fencing for safety. Mr. Prall voiced concerns regarding the easement behind lot 84 and that it is in a large portion of the back lot.

b. Applicant Presentation

APPLICANT:

Bob Grden
10590 Wellington Blvd
Powell, Ohio

Jack Brickner
Planned Communities
110 Northwoods Blvd
Columbus, Ohio

Mr. Grden addressed the concerns relating to the water basins and that there will be safety shelves. Mr. Prall discussed that a fence provides a more visual reminder for safety surrounding a pond, especially in winter and during the night.

Mr. Brickner discussed the lot 84 easement and that many of the lots will have different size easements for utilities.

c. Public comment (not a public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Badger motioned to approve 2019-2136, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 4-3 (Halter, Prall, Volenik) vote.

ITEM 5. PLANNING DIRECTOR'S REPORT

ITEM 6. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Badger expressed his thought not hold up a whole development project over one lot. Mr. Prall voiced that he had concerns relating to the lack of active space.

Mr. Prall discussed concerns of the fire access at the Pulte Development being utilized for construction. Ms. Fortman informed the Commission that she has spoken with Pulte over the concerns.

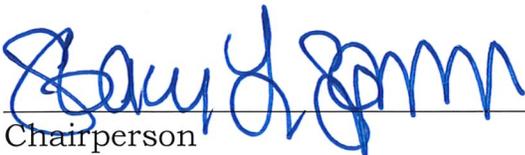
Mr. Halter requested an update regarding hotel projects in the City.

Mr. Volenik thanked the Commission for their different point of views relating to Winterbrooke Place.

ITEM 7. NEXT REGULAR MEETING: November 6, 2019

ITEM 8. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 7:28 p.m.


Chairperson


Elaine McCloskey, Clerk