

**CITY OF DELAWARE
CITY COUNCIL
CITY COUNCIL CHAMBERS
1 SOUTH SANDUSKY STREET
7:00 P.M.**

AGENDA

7:00 P.M. REGULAR MEETING

October 14, 2019

1. ROLL CALL
2. INVOCATION –Pastor Beth Staton, Zion United Church of Christ
3. PLEDGE OF ALLEGIANCE led by Boy Scout Troop 488 and Cub Scout Pack 490
4. APPROVAL of the Motion Summary of the regular meeting of Council held on September 23, 2019, as recorded and transcribed.

APPROVAL of the Motion Summary of the work session meeting of Council held on September 30, 2019, as recorded and transcribed.
5. CONSENT AGENDA
 - A. Acceptance of the Motion Summary of the Sister City Advisory Board meeting held on April 9, 2019, as recorded and transcribed.
 - B. Acceptance of the Motion Summary of the Civil Service Commission Meeting held on August 14, 2019, as recorded and transcribed.
 - C. Acceptance of the Motion Summary of the Historic Preservation Commission meetings held on July 24, 2019 and August 28, 2019, as recorded and transcribed.
 - D. Acceptance of the Motion Summary of the Planning Commission meeting held on September 4, 2019, as recorded and transcribed.
6. LETTERS, PETITIONS, AND PUBLIC COMMENTS
7. COMMITTEE REPORTS
8. FOURTH READING and ADOPTION of Resolution No. 19-40, a resolution adopting the 2020-2024 Five-Year Capital Improvement Plan (CIP).
9. CONSIDERATION of Resolution No. 19-47, a resolution establishing

guidelines for proposed developer initiated New Community Authorities.

10. CONSIDERATION of Ordinance No. 19-58, an ordinance approving a Combined Preliminary and Final Development Plan for Sawmill Delaware Investments 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).
11. CONSIDERATION of Ordinance No. 19-59, an ordinance approving a Preliminary Subdivision Plat request by Grden LLC 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.
12. CITY MANAGER'S REPORT
13. COUNCIL COMMENTS
14. **EXECUTIVE SESSION:** pursuant to Ohio Revised Code Section 121.22 (G) (3) pending or imminent court action, Section 121.22 (G) (1) personnel, Section 121.22 (G) (5) matters required to be kept confidential by State statute, Section 121.22 (G) (2) acquisition of property for public purpose and 121.22(G) (8) consideration of confidential information related to a request for economic development assistance.
15. ADJOURNMENT

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BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held September 23 20 19

6:30 EXECUTIVE SESSION: Mrs. Keller motioned to enter into executive session at 6:30 p.m. This motion was seconded by Vice-Mayor Shafer and approved by a 6-0 vote. Council met in executive session pursuant to Ohio Revised Code Section 121.22 (G) (3) pending or imminent court action, Section 121.22 (G) (1) personnel, Section 121.22 (G) (5) matters required to be kept confidential by State statute, Section 121.22 (G) (2) acquisition of property for public purpose and 121.22(G) (8) consideration of confidential information related to a request for economic development assistance. Council conducted a discussion of those items with the following members present: First Ward Chris Jones, Second Ward Lisa Keller, Third Ward Jim Browning, At-Large George Hellinger, Vice-Mayor Kent Shafer, and Mayor Carolyn Kay Riggle. Absent from the meeting was Fourth Ward Kyle Rohrer. Following the discussion at 6:55 p.m., it was moved by Vice-Mayor Shafer that Council move into Open session, seconded by Mrs. Keller and approved by a 6-0 vote.

The regular meeting of Council held September 23, 2019 was called to order at 7:00 p.m., in the City Council Chambers. The following members of Council were present: First Ward Chris Jones, Second Ward Lisa Keller, Third Ward Jim Browning, At-Large George Hellinger, Vice-Mayor Shafer, and Mayor Riggle who presided. Absent from the meeting was Fourth Ward Kyle Rohrer. The invocation was given by Mrs. Jennifer Klemanski, Administrative Assistant for Delaware Fire Department, followed by the Pledge of Allegiance.

Staff Present: John Donahue, Fire Chief, Bruce Pijanowski, Police Chief, Darren Shulman, City Attorney, Bill Ferrigno, Public Works Director/City Engineer, Dean Stelzer, Finance Director, Ted Miller, Parks and Natural Resource Director, Dave Efland, Planning and Community Development Director, Kyle Kridler, Assistant City Manager, and Tom Homan, City Manager

Motion to Excuse: Vice-Mayor Shafer motioned to excuse Mr. Rohrer, seconded by Mr. Jones. Motion approved by a 6-0 vote.

ITEM 4: APPROVAL OF MINUTES

APPROVAL of the Motion Summary of the regular meeting of Council held on September 9, 2019, as recorded and transcribed.

APPROVAL of the Motion Summary of the work session meeting of Council held on September 23, 2019, as recorded and transcribed.

Motion: Mr. Browning motioned to approve the Motion Summary of the regular meeting of Council held September 9, 2019, seconded by Vice-Mayor Shafer. Motion approved by a 6-0 vote.

Motion: Mr. Browning motioned to approve the Motion Summary of the work session meeting of Council held September 23, 2019, seconded by Vice-Mayor Shafer. Motion approved by a 5-0-1 (Hellinger) vote.

ITEM 5: CONSENT AGENDA

- A. Acceptance of the Motion Summary of the Board of Zoning Appeals meeting held on July 10, 2019, as recorded and transcribed.
- B. Acceptance of the Motion Summary of the Parks and Recreation Advisory Board meeting held on March 19, 2019, as recorded and

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transcribed.

Motion: Mr. Browning motioned to approve the Consent Agenda, seconded by Vice-Mayor Shafer. Motion approved by a 6-0 vote.

ITEM 6: LETTERS, PETITIONS, AND PUBLIC COMMENTS

ITEM 7: COMMITTEE REPORT

Mrs. Keller provided an update from the recent Residential Speed Meeting.

ITEM 8: PRESENTATION

A. Proclamation for Fire Safety Week, presented to Chief John Donahue

ITEM 9: DIRECTOR UPDATE

A. John Donahue, Fire Chief

ITEM 10: CONSIDERATION OF A LIQUOR PERMIT (RELATING TO STOCKHOLDER CHANGE)

A. Liberty Fuel Inc, DBA London Rd Shell, 132 London Road, Delaware, Ohio 43015. Permit Classes: C1, C2, D6

Motion: Mrs. Keller motioned to accept the liquor permit, seconded by Vice-Mayor Shafer. Motion approved by a 6-0 vote.

ITEM 11: RESOLUTION NO. 19-40 [Third Reading]

A RESOLUTION ADOPTING THE 2020-2024 FIVE-YEAR CAPITAL IMPROVEMENT PLAN (CIP).

The Clerk read the resolution for the third time. Council to take Resolution No. 19-40 to a fourth reading. A second work session is scheduled for September 30, 2019 to discuss the CIP.

ITEM 12: ORDINANCE NO. 19-53 [Second Reading]

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT REQUEST BY WESTPORT HOMES FOR SPRINGER WOODS, SECTION 2, PHASE 2, CONTAINING 21 SINGLE FAMILY LOTS ON APPROXIMATELY 5.471 ACRES ZONED R-3 (ONE-FAMILY RESIDENTIAL DISTRICT) AND LOCATED ON SCARLETT DRIVE AND AARON DRIVE.

The Clerk read the ordinance for the second time.

Motion: Vice-Mayor Shafer motioned to suspend the rules for Ordinance No. 19-53, seconded by Mr. Jones. Motion approved by a 6-0 vote.

Motion: Vice-Mayor Shafer motioned to adopt Ordinance No. 19-53, seconded by Mr. Jones. Motion approved by a 6-0 vote.

ITEM 13: ORDINANCE NO. 19-54 [Second Reading]

AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT REQUEST BY WESTPORT HOMES FOR SPRINGER WOODS, SECTION 2, PHASE 3, CONTAINING 22 SINGLE FAMILY LOTS ON APPROXIMATELY 5.65 ACRES ZONED R-3 (ONE-FAMILY RESIDENTIAL DISTRICT) AND LOCATED ON BEVAN WAY AND AARON DRIVE.

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The Clerk read the ordinance for the second time.

Motion: Vice-Mayor Shafer motioned to suspend the rules for Ordinance No. 19-54, seconded by Mr. Jones. Motion approved by a 6-0 vote.

Motion: Vice-Mayor Shafer motioned to adopt Ordinance No. 19-54, seconded by Mr. Jones. Motion approved by a 6-0 vote.

ITEM 14: ORDINANCE NO. 19-55 [Second Reading] AN ORDINANCE SUPPLEMENTING THE 2019 APPROPRIATIONS ORDINANCE IN THE AMOUNT OF \$75,000 AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH PROS CONSULTING FOR A PARKS AND RECREATION MASTER PLAN.

The Clerk read the ordinance for the second time.

Mr. Homan recommended scaling back to just the needs assessment and complete the second stage at a later date. Mr. Miller discussed that the proposed master plan was discussed at the recent Parks and Recreation Advisory Board meeting and that the board was supportive.

Motion: Vice-Mayor Shafer motioned to amend Ordinance No. 19-55 to reflect Phase 1 only at a cost of \$44,360, seconded by Mr. Browning. Motion approved by a 6-0 vote.

Motion: Vice-Mayor Shafer motioned to amend Ordinance No. 19-55, Section 1 to reflect a reduction of Parks Impact Fees Fund to \$4,400, seconded by Mr. Browning. Motion approved by a 6-0 vote.

Motion: Vice-Mayor Shafer motioned to suspend the rules for Ordinance No. 19-55, seconded by Mr. Browning. Motion approved by a 6-0 vote.

Motion: Vice-Mayor Shafer motioned to adopt Ordinance No. 19-55, as amended, seconded by Mr. Browning. Motion approved by a 6-0 vote.

ITEM 15: RESOLUTION NO. 19-44 [First Reading] A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN AND ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE DELAWARE COUNTY COMMISSIONERS FOR INDIGENT DEFENSE SERVICES FOR MUNICIPAL CODE VIOLATIONS.

The Clerk read the resolution for the first time.

Motion: Mr. Browning motioned to adopt Resolution No. 19-44, seconded by Mr. Jones. Motion approved by a 6-0 vote.

ITEM 16: RESOLUTION NO. 19-44 [First Reading] A RESOLUTION ADOPTING GUIDELINES FOR READINGS FOR THE CITY OF DELAWARE.

The Clerk read the resolution for the first time.

Motion: Mrs. Keller motioned to amend 2B in the guidelines to add the word Final before Development Plans, seconded by Vice-Mayor Shafer. Motion approved by a 6-0 vote.

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Motion: Mrs. Keller motioned to adopt Resolution No. 19-44, seconded by Vice-Mayor Shafer. Motion approved by a 6-0 vote.

ITEM 17: ORDINANCE NO. 19-56 [First Reading] AN ORDINANCE SUPPLEMENTING THE 2019 APPROPRIATIONS ORDINANCE TO PROVIDE FOR A SUPPLEMENTAL APPROPRIATION TO ALLOW A REFUND OF PREVIOUSLY COLLECTED IMPACT FEES RELATED TO THE BURR OAK COMMONS (AKA TREPLUS) DEVELOPMENT.

The Clerk read the ordinance for the first time.

Motion: Vice-Mayor Shafer motioned to suspend the rules for Ordinance No. 19-56, seconded by Mr. Jones. Motion approved by a 6-0 vote.

Motion: Vice-Mayor Shafer motioned to adopt for Ordinance No. 19-56, seconded by Mr. Jones. Motion approved by a 6-0 vote.

ITEM 18: ORDINANCE NO. 19-57 [First Reading] AN ORDINANCE SUPPLEMENTING THE 2019 APPROPRIATIONS ORDINANCE TO PROVIDE ADDITIONAL FUNDING FOR CEMETERY IMPROVEMENT DESIGN WORK AND FOR ADDITIONAL CEMETERY MAINTENANCE FUNDING.

The Clerk read the ordinance for the first time.

Motion: Vice-Mayor Shafer motioned to suspend the rules for Ordinance No. 19-57, seconded by Mrs. Keller. Motion approved by a 6-0 vote.

Motion: Vice-Mayor Shafer motioned to enact the emergency clause for Ordinance No. 19-57, seconded by Mrs. Keller. Motion approved by a 6-0 vote.

Motion: Vice-Mayor Shafer motioned to adopt Ordinance No. 19-57, seconded by Mrs. Keller. Motion approved by a 6-0 vote.

ITEM 19: DISCUSSION ITEM:

A. Aquatics Summer Program (Jack Florance Pool)

Mr. Homan discussed the City's current partnership with the YMCA and that direction was needed on if the City should resume recreational services. The current contract ends in 2020. He discussed how labor intensive running a recreation program can be and that it would require around 75 seasonal employees.

Mr. Hellinger voiced questions regarding the rates and if there was a \$3 per unit charge or per member monthly to be members of the YMCA and Jack Florance Pool. He discussed not having a good understanding of revenue streams from information that is provided by the YMCA. He recommended determining how much of the cost goes into the pool and recreational services from the money that is provided by the City to run the programs. Mr. Hellinger also voiced a concern regarding the branding of City programs under YMCA logos. He feels that this causing confusion to the public and that they do not know who to voice their complaints to.

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Mrs. Keller voiced a concern on how long there have been the similar problems and complaints. She produced emails form 2013 with complaints regarding lack of chlorine in pools and lifeguards. She voiced her recommendation that the City take over management of the pool. She also voiced a concern relating to the increase in rates for recreational programs and the status of refunds. Mr. Miller did inform Council that the YMCA had notified him that refunds would be issued.

Vice-Mayor Shafer voiced a concern on the ability to effectively take over the pool and solve the continuing problems. Mayor Riggle recommended that Council have a previous pool employee speak with Council on the problems that the City had previously running the pool.

Mr. Browning voiced concerns relating to the decision to allow 20 swimmers from Delaware Riptide on the swim team. He voiced his preference that the City take over the pool.

ITEM 20: FINANCE DIRECTOR'S REPORT

ITEM 21: CITY MANAGER'S REPORT

Mr. Homan discussed the current topic of discussion by the Historic Preservation Commission regarding the expansion of the Historic District Overlay on the east side of Delaware. He voiced his recommendation to not entertain this expansion at this time relating to staff capacity. Mr. Efland discussed that approximately 10 years prior there a project completed to inventory the east side buildings and businesses. He discussed that at that time there was not a lot of support for any expansion of the district. He also recommended completing the Comprehensive Plan and determine if there is a recommendation out of this exercise to recommend or not expansion of the district on the east side. Council voiced their agreement to not proceed with the topic of expansion at this time.

Mr. Homan provided an update on the mural projects throughout Delaware and information on the upcoming SWCI Unity Festival.

ITEM 22: COUNCIL COMMENTS

Mrs. Keller informed Council that she will be attending and speaking at the SWCI Unity Festival. She informed Council that she will be hosting a Park Open House on September 24 to receive citizen input on a new park. Mrs. Keller discussed the recommendation by the Parks and Recreation Advisory Board to remove two large water features at the splash pad. She discussed looking at different options prior to removing the pieces that were custom made for the park and feels that need to reach out to the designer of the park over their recommendation of using brushed concrete and creating the pieces to go on this concrete.

Vice-Mayor Safer discussed the shuttle that was used on Jug Day by DATA to shuttle residents to and from the fairgrounds and the downtown area.

Mayor Riggle informed Council that she will be attending an Honor Flight this coming Saturday. She informed staff of concerns of cars racing along Pumphrey Terrace.

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ITEM 23: ADJOURNMENT

Motion: Vice-Mayor Shafer motioned to adjourn the meeting. The meeting adjourned at 8:45 p.m.

Mayor Carolyn Kay Riggle

Elaine McCloskey, Council Clerk

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The Delaware City Council Work Session meeting of September 30, 2019 was called to order at 6:00 p.m., in the Delaware City Council Chambers. The following members of Council were present: Second Ward Lisa Keller, Third Ward Jim Browning, Fourth Ward Kyle Rohrer, At Large George Hellinger, Vice-Mayor Kent Shafer, and Mayor Carolyn Kay Riggle who presided. Absent from the meeting was First Ward Chris Jones.

Staff Present: Dean Stelzer, Finance Director, Alycia Ballone, Budget and Management Analyst, Bill Ferrigno, Public Works Director, Blake Jordan, Public Utilities Director, Sean Hughes, Economic Development Director, Bruce Pijanowski, Police Chief, John Donahue, Fire Chief, Kyle Kridler, Assistant City Manager, and Tom Homan, City Manager

Motion to Excuse: Vice-Mayor Shafer motioned to excuse Mr. Jones, seconded by Mrs. Keller. Motion approved by a 6-0 vote.

ITEM 2: PUBLIC COMMENT:

PUBLIC PARTICIPATION:

Brett Latta
376 North Sandusky Street
Delaware, Ohio

Mr. Latta requested that staff consider eco-friendly infrastructure and to look at bat friendly bridge designs. He discussed the benefits of bats to control bug population, such as, mosquitos and recommended installing bat boxes into the designs.

ITEM 3: REVIEW AND DISCUSSION

- A. 2020-2024 Five- Year Capital Improvement Program (CIP)
1. Police

Chief Pijanowski discussed that current police cruisers are utilized until they have approximately 100,000 miles on them and then they are often repurposed for the use of the school resource officers and city fleet. He discussed that they continue to look at the body cameras, but the cost and management of the system are still difficult. He discussed the cost for cruiser digital video recording system and that the current system falls out of maintenance in 2019. The new proposal will replace items out of warranty with new items that will be under a new five-year maintenance agreement. He provided information on the proposed new system for records management and that the vendor that was approved in 2018 has stopped selling the product, which has voided the contract. Staff is currently reviewing new vendor options.

2. Fire

Chief Donahue discussed the need to replace the 1989 pumper engine that is located at Station 302 and that they will be purchasing the new one locally at Sutphen. The department will be switching vendors from Pierce to Sutphen due to maintenance issues and concerns over the length of time for warranty repairs. He also discussed the need to replace staff utility vehicles. Also discussed was the projection beyond 5 years to need another fire station on the east side related to growth in the City. Mrs. Keller

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discussed the Emergency Vehicle Preemption and that this is necessary technology.

3. Other Projects

Mr. Ferrigno discussed the expansion of Pennick Avenue and that staff continues to work with Delaware City Schools and does plan on the project moving forward. He also discussed the concerns voiced regarding curb repair at Wesleyan Woods. He recommends trying to extend pavement over gutter pan to face of curb and extend the current life of the curb.

A discussion was held regarding the request for a traffic signal at U.S. 36 and Carson Farms Blvd. He discussed that this area does meet the warrant for a signal relating to the 8 hour traffic volume condition. He discussed that the signal would work well with the Emergency Vehicle Preemptive technology. He discussed adding this project to the CIP with a schedule to look for a consultant in 2020 and construction around 2021/2022. He estimated the cost to be around \$250,000.

Motion: Mrs. Keller motioned to include Carson Farms Blvd and U.S. 36 traffic signal in the 2020-2-21 CIP, seconded by Vice-Mayor Shafer. Motion approved by a 6-0 vote.

Discussions were held on Short Cut Alley and Hull Drive. Mr. Homan also discussed the arch bridge for Winter Street. Mayor Riggle continued to voice concerns over speeding on Pumphrey Terrace.

Mr. Ferrigno discussed the downtown sidewalk project and the need to advance the project, but that there will be fiber work by Verizon/MCI in which the sidewalks may be tore up. He discussed the need to coordinate with the project so sidewalks that need repaired are not within this project scope. He discussed making safety fixes in the meantime.

Mr. Homan discussed the potential for utility expansion on Sawmill Parkway's industrial area to help encourage developers to develop the area. Mr. Hughes discussed that there is 2000 acres of land that is not all currently up for sale. There is a pricing variation for the land and need to have a willing developer/land owner partnership. He discussed the need to relook at the area for what type of development the City would like in the area, i.e. white-collar jobs.

4. Review of Major Revenue Sources

Mr. Stelzer discussed the NCA South area.

ITEM 4: EXECUTIVE SESSION: pursuant to Ohio Revised Code Section 121.22 (G) (3) pending or imminent court action, Section 121.22 (G) (1) personnel, Section 121.22 (G) (5) matters required to be kept confidential by State statute, Section 121.22 (G) (2) acquisition of property for public purpose and 121.22(G) (8) consideration of confidential information related to a request for economic development assistance. (If necessary)

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Executive Session was deemed not necessary.

ITEM 5: ADJOURNMENT

Motion: Vice Mayor Shafer moved to adjourn the meeting. The meeting adjourned at 7:01 p.m.

Mayor Carolyn Kay Riggle

Elaine McCloskey, Council Clerk

**SISTER CITY ADVISORY BOARD
MOTION SUMMARY
April 9, 2019**

ITEM 1. ROLL CALL

The Sister City Advisory Board Meeting was called to order by Chairman Guebert at 6:03 p.m.

Members Present: Julie Horvath, Collen Rush, Julie Means, and Chairman Rand Guebert

Members Absent: Rita Selle Grider, Darrell Albon, and Mayor Carolyn Riggle

Motion to Excuse: Vice-Chairwoman Rush motioned to excuse Ms. Selle-Grider, Mr. Albon and Mayor Riggle, seconded by Ms. Horvath. Motion approved by a 4-0 vote.

ITEM 2. APPROVAL of the Motion Summary of the Sister City Advisory Board meeting held on January 8, 2019, as recorded and transcribed.

Motion: Vice-Chairwoman Rush moved to approve the Motion Summary of the Sister City Advisory Board meeting held on January 8, 2019, as recorded and transcribed, seconded by Ms. Horvath. Motion approved by a 4-0 vote.

ITEM 3. PUBLIC COMMENTS

There was no public present.

ITEM 4. UPDATE on Lahardane

Vice-Chairwoman Rush provided information on a recent trip that was taken to Lahardane and other parts of Ireland by the gymnastic team of Buckeye Valley and Delaware City Schools. There was 17 students and chaperones that went on the trip during their scheduled spring break. A trip is planned for June in which there will be various athletes from Hayes High School visiting Lahardane for a sports exchange. Also being scheduled is a potential adult only trip for October 2019. A discussion was held on having residents from Lahardane come in the future to visit the City of Delaware. It was discussed that the current Brexit issue that the country is facing makes it difficult for residents of Lahardane to make travel plans at this time. Chairman Guebert discussed the benefits to the citizens of Delaware to provide them with opportunities to travel abroad. Chairman Guebert requested that students from the trips come to the July meeting to share their experiences.

Vice-Chairman Rush provided information on citizens that are interested in building a relationship with Lahardane.

ITEM 5. UPDATE on Sakata

The Clerk, Elaine McCloskey, provided an update regarding the upcoming student art exchange with the City of Delaware and Sakata. It was discussed that she had spoken with an art teacher at Hayes High School and that they would be providing 12 pieces of art to contribute. Ms. Horvath discussed that she had been communicating with Superintendent Paul Craft on the project and that she was waiting for an update to see what schools will be participating and how many pieces of artwork will be provided from each. Chairman Guebert recommended reaching out to Dempsey Middle School to determine their involvement in the exchange as Dempsey is the start of the Sister City Relationship.

Chairman Guebert provided information on the plans for the Ken Domon art exhibit. He discussed that this exhibit is a partnership with Dublin Arts Council, Ohio Wesleyan University, and Columbus Museum of Arts. The exhibit is expected to take place in 2021 and display approx. 100 photographs. He discussed the projected cost for shipping and insurance and potential sponsors for the project.

ITEM 6. UPDATE on Baumholder

Chairman Guebert discussed the plans for the Ohio Wesleyan Soccer Team to visit Baumholder in 2020. He met with Ohio Wesleyan Soccer Coach, Dr. Jay Martin regarding the relationship with Baumholder. Dr. Martin does not have any plans to retire at this time, but acknowledged that he successor may or may not continue the exchange for soccer with Baumholder. Chairman Guebert informed the Board that they discussed the benefits of the exchange relationship.

Chairman Guebert also discussed that he met with the ROTC Director for Delaware County and that he would like for future opportunities to have his ROTC students visit the base at Baumholder. Chairman Guebert will be visiting Baumholder in June and will try to discuss with officials there this interest. Ms. Horvath recommended that Chairman Guebert look into the Department of Defense Schools in the area for a potential exchange.

ITEM 7. DISCUSSION of transition to 501c-3 status

Chairman Guebert discussed having Tim Sword and Bonnie Quist attend the July meeting. Bonnie Quist was to attend this meeting, but Chairman Guebert had recommended she attend a meeting when there would be more board participation. Chairman Guebert discussed the benefits to becoming a 501c-3. The Board discussed the benefits of tax breaks for potential sponsors for the Ken

Domon exhibit. Chairman Guebert voiced the need to keep the City of Delaware actively involved if the board becomes a 501c-3.

ITEM 8. MEMBER COMMENTS

Chairman Guebert informed the Board that Darrell Albon will be hosting a lunch in April at Ohio Wesleyan University to help promote and find interest for support group for Baumholder, Sakata, and Lahardane.

Chairman Guebert provided information on the Paganini's II Cannone Violin that will be played by the Columbus Symphony on May 15. This event is being sponsored by Greater Columbus Sister Cities.

Vice-Chairman Rush provided a statement of disclosure to the Board that she is part owner of Irish Group Travels.

ITEM 10. DATE OF NEXT MEETING: July 9, 2019

ITEM 11. ADJOURNMENT

Motion: Ms. Horvath moved to adjourn the Sister City Advisory Board Meeting, seconded by Vice-Chairwoman Rush. The meeting adjourned at 6:58 p.m.



Rand Guebert, Chairman



Elaine McCloskey, Clerk

CIVIL SERVICE COMMISSION
Motion Summary
August 14, 2019

ITEM 1. ROLL CALL

Chairman Rybka called the meeting to order at 4:02 p.m.

Members Present: Councilman Jim Browning, City Council Liaison, Frank Hickman and Chairman John Rybka

Members Absent: Vice-Chairman Eric Coss

Staff Present: Lorrie Diaz, Human Resource, Jessica Feller, Human Resource Manager and Bruce Pijanowski, Police Chief

Motion to Excuse: Chairman Rybka motioned to excuse Mr. Coss, seconded by Mr. Hickman. Motion approved by a 2-0 vote.

ITEM 2. PLEDGE OF ALLEGIANCE

ITEM 3. APPROVAL of the Motion Summary for the Civil Service Commission meeting held June 5, 2019, a recorded and transcribed.

Motion: Mr. Hickman moved to approve the Motion Summary for the June 5, 2019 Civil Service Commission meeting, seconded by Chairman Rybka. Motion approved by a 2-0- vote.

ITEM 4. REVIEW of the Revised Police Sgt. Promotional Process

Mr. Rybka discussed that the last time this process was revised was in 2012. Chief Pijanowski discussed the changes to the process.

Motion: Mr. Hickman moved to accept the Police Sgt. Promotional Process as presented, seconded by Chairman Rybka. Motion approved by a 2-0 vote.

ITEM 5. PUBLIC COMMENTS

There was no public comment.

ITEM 6. COMMITTEE COMMENTS

Mr. Rybka reviewed DEA statistics on the amount of Opioids that are distributed in Delaware County compared to other cities in the nation.

ITEM 7. ADJOURNMENT

Motion: Chairman Rybka moved to adjourn the Civil Service Commission meeting, seconded by Mr. Hickman. The Civil Service Commission meeting was adjourned at 4:18 p.m.



John M. Rybka, Chairman



Elaine McCloskey, Clerk

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
July 24, 2019**

ITEM 1. Roll Call

Vice-Chairman Coleman called the Historic Preservation Commission meeting to order at 6:35 p.m.

Members Present: Cara Hering, Sherry Riviera, Stephanie Van Gundy Vice-Chairman Joe Coleman

Members Absent: Erinn Nicley, Councilman Kyle Rohrer, and Chairman Mark Hatten

Staff Present: Dianne Guenther, Development Planner

Motion to Excuse: Ms. Riviera motioned to excuse Mr. Nicley, Councilman Rohrer, and Chairman Hatten, seconded by Ms. Hering. Motion approved by a 4-0 vote.

ITEM 2. ELECTION OF OFFICERS

- A. Chairperson
- B. Vice-Chairperson

Motion: Ms. Riviera motioned to table the election of officers until the next meeting, seconded by Ms. Van Gundy. Motion approved by a 4-0 vote.

ITEM 3. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on May 22, 2019 as recorded and transcribed.

Motion: Ms. Riviera motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on May 22, 2019, as recorded and transcribed, seconded by Ms. Hering. Motion failed by a 3-0-1 vote (Van Gundy).

ITEM 4. REGULAR BUSINESS

- A. 2019-1575: A request by Jill Rice for a Certificate of Appropriateness for the proposed demolition and reconstruction of 50 West William Street which is zoned B-3 (Community Business District) and located in the Transitional Sub-district of the Downtown Historic District Overlay.

Ms. Guenther reviewed the Applicant's request to the Commission. The Commission was provided background information on the property and the location and current zoning. This property is not included in the National Register Historic Northwest District. The current property has

been vacant for over seven years and purchased by the current owners in 2017. Ms. Guenther discussed the Applicant's previous informal reviews before the Commission regarding the demolition and reconstruction of the building. She reviewed the plan to demolish the existing building and construct a two-story building in its place. A driveway will be constructed at the north property line to accommodate the north-facing residential garage, per the Commission's suggestion. The first story will be a commercial unit and will house a boutique-style fitness studio owned by the Applicant. The second floor will be residential and have a large upscale two-bedroom apartment with a private elevator. She reviewed the proposed materials for each elevation.

The Commission held a conversation to discuss the materials on the front façade. Vice-Chairman Coleman proposed the option to have the side wings be Hardi-plank and the center insert be brick. Ms. Van Gundy voiced her support to this recommendation. Ms. Hering voiced her preference to have the materials used as submitted.

APPLICANT:

Jill Rice
6 Darlington
Delaware, OH 43015

Jeff Rice
6 Darlington
Delaware, OH 43015

Karen Beasley
Beasley Architecture & Design
109 W. Columbus Ave.
Bellefontaine, OH 43311

Motion: Ms. Riviera motioned to approve 2019-1575, as submitted with staff recommendations 1,2,3,4,5,6 and the addition of item 7, in which the applicant has the option to switch materials from Hardi-plank to brick on the east and south elevations with administrative approval or HPC meeting if needed and item 8, the brick to Hardi-plank transition shall be reduced to one brick width, seconded by Ms. Van Gundy. Motion approved by a 4-0 vote.

A. DISCUSSIONS/PRESENTATIONS
(1) Fiberglass-Clad Windows –

The Commission recommended to table the discussion until a full commission is present.

Motion: Ms. Riviera motioned to table the discussion of fiberglass-clad windows, seconded by Ms. Van Gundy. Motion approved by a 4-0 vote.

(2) Expansion of the Historic District Overlay on the East Side of Delaware

Vice-Chairman Coleman voiced his concern over the recent removal of the structure on Lake and Central. He discussed historic structures on the east side of town and the need to discuss expanded the district. The Commission discussed the need to have a full commission to participate in the discussion and recommendation.

Motion: Ms. Riviera motioned to table the discussion of expansion of the Historic District Overlay, seconded by Ms. Hering. Motion approved by a 4-0 vote.

ITEM 5. STAFF COMMENTS

Ms. Guenther provided an update on sidewalk permits issued this year.

ITEM 6. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 7. NEXT REGULAR MEETING: August 28, 2019

ITEM 8. ADJOURNMENT

Motion: Ms. Riviera moved to adjourn the meeting, seconded by Ms. Van Gundy. The Historic Preservation Commission meeting adjourned at 8:01 p.m.



Chairperson



Elaine McCloskey, Clerk

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
August 28, 2019**

ITEM 1. Roll Call

Chairman Hatten called the Historic Preservation Commission meeting to order at 6:30 p.m.

Members Present: Cara Hering, Erinn Nicley, Sherry Riviera, and Chairman Mark Hatten

Members Absent: Stephanie Van Gundy, Councilman Kyle Rohrer, and Vice-Chairman Joe Coleman

Staff Present: Dianne Guenther, Development Planner and Lance Schultz, Zoning Administrator

Motion to Excuse: Mr. Nicley motioned to excuse Ms. Van Gundy, Councilman Rohrer, and Vice-Chairman Coleman, seconded by Ms. Riviera. Motion approved by a 4-0 vote.

ITEM 2. ELECTION OF OFFICERS

- A. Chairperson
- B. Vice-Chairperson

The Commission requested that the election of officers occur at the next meeting due to the absent members.

ITEM 3. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on May 22, 2019 as recorded and transcribed.

Motion: Ms. Riviera motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on May 22, 2019, as recorded and transcribed, seconded by Mr. Nicely. Motion approved by a 4-0 vote.

ITEM 4. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on July 24, 2019 as recorded and transcribed.

Motion: Ms. Riviera motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on July 24, 2019, as recorded and transcribed, seconded by Ms. Hering. Motion failed with a 2-0-2 (Hatten, Nicely) vote.

ITEM 5. REGULAR BUSINESS

- A. 2019-1868: A request by Dan Robson for a Certificate of Appropriateness

for the proposed renovation of 115 East Winter Street which is zoned B-3 (Community Business District) and located in the Transitional Sub-district of the Downtown Historic District Overlay.

Ms. Guenther provided information on the zoning and location of the property. The property is located at 115 East Winter Street on the northwest corner of the intersection of East Winter and Estelle Streets in the Transitional Sub-district of the Downtown Historic District Overlay. The building is currently a 1,483 square foot concrete block building that was constructed in 1963 and has been a laundromat since 1990. Mr. Robson purchased the property in 2007 and continued to operate the laundromat. The business eventually closed and has been vacant since 2014. The building has had many incidents of vandalism and broken doors and windows. Due to the lack of progress on the correction of cited code violations, the City of Delaware took steps to condemn the property in January 2018. Ms. Guenther reviewed the history of code violations on the property and provided recent photographs of the buildings current interior and exterior.

Ms. Guenther reviewed the proposal to renovate the commercial building exterior. The Applicant is proposing a gabled roof system with a new wood frame and truss system as the current flat roof has rotted and failed. The front door is proposed to a 50% glass steel insulated door. The Applicant is requesting a flush insulated steel door with a peep hole for the side and rear entries for security reasons. The current windows are wood-framed full plate glass. For security reasons the Applicant is requesting to install two vinyl windows. The building is currently predominately concrete block, and the Applicant is looking to apply a cement stucco coating.

APPLICANT:

Dan Robson
24 Little Street
Delaware, Ohio

Mark Schluetz
Design TeK Architecture, Inc
445 North Sandusky Street
Delaware, Ohio

Mr. Robson discussed his request for variances to the windows and doors and explained that there is often homeless people residing along the river on the back of the property. He discussed that the building has a history of being broken into, especially during inclement weather. He feels that the vinyl windows will be easier to replace and will be in stock more readily

when the vandalism occurs. He discussed the need for some fencing along the property line.

The Commission discussed the approved type of roofing materials that are allowed in the standards. Chairman Hatten voiced no concerns over the proposed structure of the roofing, but that the proposed materials are not permitted in the current standards.

The Commission discussed the steel and flush door request. Chairman Hatten voiced his support over the doors that are not visible to the public. The Commission did request the Applicant come back with a new front door design with no window mullions.

The Commission discussed the vinyl window request. Mr. Schluetz discussed that the building is not historic and that the standards state to not mimic historic features. He discussed the preference for vinyl windows for ease of replacement. The Commission voiced they were not supportive of the vinyl windows and provided information on acceptable materials. Ms. Guenther did inform that Commission that staff was not supportive of the Variance request.

The applicant was instructed to speak with the Planning Director regarding a timeline extension if needed.

Mr. Nicley requested to add to staff recommendations to state:

- A. Staff Recommendation 1: replacement window materials shall not be vinyl and roof materials should meet standards to residential sub-district.
- B. Staff Recommendation 2: These details shall include, not limited to; roof color, and materials, stucco color, color and final dimensions of windows and front entrance door style and color.

The Commission was in agreement to the amendments to staff recommendations.

Motion: Mr. Nicely motioned to approved 2019-1868, along with all staff recommendations as amended, seconded by Ms. Riviera. Motion approved by a 4-0 vote.

B. DISCUSSIONS/PRESENTATIONS

(1) Fiberglass-Clad Windows –

The Commission recommended to table the discussion until a full commission is present.

(2) Expansion of the Historic District Overlay on the East Side of Delaware

The Commission recommended to table the discussion until a full commission is present.

ITEM 6. STAFF COMMENTS

Ms. Guenther provided an update on sidewalk permits issued this year.

ITEM 7. COMMISSION MEMBER COMMENTS AND DISCUSSION

Chairman Hatten discussed a recent request for administrative approval for a second-floor business that will be sharing a sign with an adjoining business on the second floor. He discussed the current Standards for projecting signs on a second floor and is approving the request. Ms. Guenther confirmed the request and approval is for 5 East Winter St. The Commission was in agreement to look at the requirement for second floor signage.

ITEM 8. NEXT REGULAR MEETING: September 25, 2019

ITEM 9. ADJOURNMENT

Motion: Vice-Chairman Hatten moved to adjourn the meeting, seconded by Mr. Nicley. The Historic Preservation Commission meeting adjourned at 7:52 p.m.



Chairperson



Elaine McCloskey, Clerk

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



FACT SHEET

AGENDA ITEM NO: 8

DATE: 10/14/2019

ORDINANCE NO:

RESOLUTION NO: 19-40

READING: FOURTH

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA:

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

A RESOLUTION ADOPTING THE 2020-2024 FIVE-YEAR CAPITAL IMPROVEMENT PLAN (CIP).

BACKGROUND:

10/14/2019 UPDATE: At the Council CIP Work Session held on 9/30/19, it was asked the CIP be amended to include the foundation for the Strand Arch on Winter Street in 2020, and a traffic signal at Carson Farms Boulevard and US 36. The traffic signal study would take place in 2020 and construction in 2021. These changes are reflected in the two accompanying attachments.

REASON WHY LEGISLATION IS NEEDED:

Pursuant to Section 79 of the Charter, the CIP is to be submitted to City Council by August 15 and adopted no later than October 15. Adoption is scheduled for Council's October 14 meeting.

COMMITTEE RECOMMENDATION:

N/A

FISCAL IMPACT(S):

An additional \$50,000 added to the CIP for Street Improvements in 2020, \$25,000 for the Strand Arch foundation work and \$25,000 for the traffic signal study at Carson Farms. An additional \$250,000 for Street Improvements in 2021 for the construction of the signal at Carson Farms and US 36. This results in a

negative fund balance in 2021 that will need to be addressed prior to the adoption of the 2021-2025 CIP.

POLICY CHANGES:

N/A

PRESENTER(S):

R. Thomas Homan, City Manager
Dean Stelzer, Finance Director

RECOMMENDATION:

Staff recommends approval with the additional projects.

ATTACHMENT(S)

Updated General Fund Summary
Updated Street Improvements

RESOLUTION 19-40

A RESOLUTION ADOPTING THE 2020-2024 FIVE-YEAR CAPITAL IMPROVEMENT PLAN (CIP).

WHEREAS, a revised Five-Year Capital Improvements Plan was prepared and submitted to City Council in accordance with Article XVII, Section 79 of the City Charter; and

WHEREAS, City Council has considered the proposed plan and has determined that it shall be the future public improvement plan for the City of Delaware; and

WHEREAS, Article XVII, Section 80 of the City Charter requires that City Council adopt, by resolution, the Five-Year Capital Improvements Program on or before October 15; and

WHEREAS, City Council will review the 2020-2024 CIP at Work Sessions before October 14.

WHEREAS, Council discussed possible amendments to the plan which may be considered as part of the adopted 2020 budget.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the 2020-2024 Five-Year Capital Improvements Program for the General Fund, Airport, Fire, Police, Public Works, Parks, Equipment Replacement, Technology, Building Maintenance, Water, Sewer, Storm Sewer, Refuse, Parks Impact, Police Impact, and Fire Impact attached hereto as Exhibit A, is hereby adopted as the official plan for future public improvements.

SECTION 2. That this resolution shall take effect and be in force immediately after its passage.

PASSED: _____, 2019

YEAS ____ NAYS ____
ABSTAIN ____

ATTEST: _____
CITY CLERK

MAYOR

**CITY OF DELAWARE
CAPITAL IMPROVEMENT PLAN
GENERAL FUND SUMMARY
2020 - 2024**

	2020	2021	2022	2023	2024
BALANCE FORWARD	750,000	112,037	(101,077)	38,803	967,559
REVENUES:					
INCOME TAX (14% of net 1% Collections)	2,147,657	2,233,563	2,322,906	2,415,822	2,415,822
CITY HALL ANNEX RENT	78,000	78,000	78,000	78,000	78,000
BALANCE PLUS REVENUE	2,975,657	2,423,600	2,299,829	2,532,625	3,461,381
EXPENDITURES:					
DEBT SERVICE					
2012 Streetscape (\$2,542,516 through 2022)	269,904	261,067	263,538	0	0
2019 City Hall/Annex (through 2034)	60,000	95,000	149,850	204,500	208,500
2019 Software Systems (through 2024)	269,973	304,659	337,566	340,566	337,965
TOTAL DEBT SERVICE	599,877	660,726	750,954	545,066	546,465
AMOUNT AVAILABLE FOR CAPITAL IMPROVEMENTS AFTER DEBT	2,375,780	1,762,874	1,548,875	1,987,559	2,914,916
OTHER EXPENDITURES					
AIRPORT IMPROVEMENTS (pg. 4)	0	0	1,307	0	0
STREET IMPROVEMENTS (pg. 7)	809,727	726,527	255,765	0	326,976
PARK IMPROVEMENTS (pg. 17)	350,000	63,000	208,000	60,000	190,000
EQUIPMENT REPLACEMENT (pg. 20)	833,016	779,424	735,000	600,000	650,000
BUILDING MAINTENANCE (pg. 28)	171,000	195,000	210,000	260,000	200,000
UNANTICIPATED PROJECTS	100,000	100,000	100,000	100,000	100,000
TOTAL OTHER EXPENDITURES	2,263,743	1,863,951	1,510,072	1,020,000	1,466,976
ENDING BALANCE	112,037	(101,077)	38,803	967,559	1,447,940

**CAPITAL IMPROVEMENT PLAN
STREET IMPROVEMENTS
2020 - 2024**

	2020	2021	2022	2023	2024
REVENUES:					
PERMISSIVE TAX (License Fee Fund)	432,280	436,603	440,969	445,379	449,832
STATE LICENSE FEES	18,393	18,577	18,763	18,950	19,140
STATE GASOLINE TAXES	90,900	91,809	92,727	93,654	94,591
NEW GASOLINE TAXES	758,395	765,979	773,639	781,375	789,189
NEW LICENSE FEES (\$5)	0	223,500	225,735	227,992	230,272
SIDEWALK ASSESSMENTS	221,930	96,630	96,330	84,670	75,000
CIP Allocation	809,727	726,527	255,765	0	326,976
TOTAL REVENUE	2,331,625	2,359,625	1,903,927	1,652,021	1,985,000
EXPENDITURES:					
DEBT SERVICE					
Bonds - S. Houk Road (through 2022)	29,625	29,625	28,927	0	0
TOTAL DEBT SERVICE	29,625	29,625	28,927	0	0
STREET RESURFACING					
City Grant Match Street Resurfacing	180,000	355,000	355,000	180,000	430,000
ODOT URP Street Resurfacing City Match	180,000	200,000	0	0	175,000
City Street Resurfacing -					
Local Streets	800,000	900,000	900,000	900,000	900,000
Administrative/Inspection	50,000	50,000	50,000	50,000	50,000
TOTAL STREET RESURFACING	1,210,000	1,505,000	1,305,000	1,130,000	1,555,000
TRANSPORTATION IMPROVEMENTS					
City Grant Match Transportation Improvements	235,000				
Point Project City Funds	200,000	200,000	200,000	200,000	200,000
Bridge Improvements	50,000		150,000		
US 23/36 Exit Bin Wall Improvement	50,000				
Signal Improvements (APS/Safety/RRFB)	75,000	25,000	20,000	40,000	30,000
Carson Farms Signal	25,000	250,000			
US 23/Springfield Branch Bridge Repair		150,000			
Curtis St. Intersection (Dev Trust City Share)	27,000				
Fiber System Expansion	50,000	50,000	50,000	50,000	50,000
Hills-Miller Sidewalk (Dev Trust City Share)	55,000				
Downtown Sidewalk Repairs	150,000				
Strand Arch Foundation Work	25,000				
Sidewalk Improvements	150,000	150,000	150,000	150,000	150,000
TOTAL TRANSPORTATION IMPROVEMENTS	1,092,000	825,000	570,000	440,000	430,000
TOTAL EXPENDITURES	2,331,625	2,359,625	1,903,927	1,570,000	1,985,000



FACT SHEET

AGENDA ITEM NO: 9

DATE: 10/14/2019

ORDINANCE NO:

RESOLUTION NO: 19-47

READING: FIRST

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: Darren Shulman, City Attorney

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

A RESOLUTION ESTABLISHING GUIDELINES FOR PROPOSED DEVELOPER INITIATED NEW COMMUNITY AUTHORITIES.

BACKGROUND:

City council directed Staff and a working group from Council (Councilman Jones and Councilman Shafer) to work on drafting guidelines related to any future proposed developer driven New Community Authority (NCA) in order to provide a framework for and basic expectations to developers as well as the administration and Staff when considering such proposals.

REASON WHY LEGISLATION IS NEEDED:

Proposed are guidelines for developer driven NCA's. The guidelines are indeed just that – guidelines rather than law. They are intended to help developers understand the foundational expectations of the city for developer driven NCA's, assist the Administration in working with the developer in this regard and allow City Council a basis from which to begin to evaluate a proposed NCA. City Council would reserve the right to evaluate any and all proposed NCA on a case by case basis as they deem appropriate to the request. However, setting a basis for expectations would provide needed guidance to all parties involved.

COMMITTEE RECOMMENDATION:

N/A

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

These are new policy guidelines.

PRESENTER(S):

Councilman Shafer

Councilman Jones

Darren Shulman, City Attorney

Dave Efland, Planning and Community Development Director

RECOMMENDATION:

Approval

ATTACHMENT(S)

RESOLUTION NO. 19-47

A RESOLUTION ESTABLISHING GUIDELINES FOR
PROPOSED DEVELOPER INITIATED NEW
COMMUNITY AUTHORITIES.

WHEREAS, a New Community Authority (NCA) is a development tool in which a charge is placed on property and used to pay for development expenses, and

WHEREAS, this charge appears on residents' property tax bill which can impact residents' view of their city tax burden and lead to calls to the city asking about the charge, and

WHEREAS, the City of Delaware currently has two city initiated New Community Authorities to pay for infrastructure installed by the City, and

WHEREAS, City Council desires to establish guidelines for future developer initiated NCAs to provide advance notice to developers, and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF DELAWARE, OHIO THAT:

SECTION 1. City Council will apply the following guidelines in evaluating requests to establish a New Community Authority. Council may deviate from these guidelines if it is in the best interest of the City:

1. NCA will not generally be approved to reimburse for building cost of items already built/installed.
2. NCA will not be approved to reimburse for the cost of items typically required to be paid by developer, including but not limited to on-site local roads and utility lines.
3. The City will consider approving NCAs to cover amenities and infrastructure which have demonstrable utility above and beyond that which is required for the development as determined by the City. Amenities and infrastructure must have a recognizable direct value to the residents living in the authority or consist of major pieces of public infrastructure that have utility for more than just the development as determined by the City Council.
4. Length of time: City prefers NCAs with a time limit that has the effect of eliminating the additional charge sooner rather than later.



FACT SHEET

AGENDA ITEM NO: 10

DATE: 10/14 /2019

ORDINANCE NO: 19-58

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE APPROVING A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR SAWMILL DELAWARE INVESTMENTS 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).

BACKGROUND:

See attached staff report.

REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Section 1129.05 Final Development Plan requirements of the zoning code.

COMMITTEE RECOMMENDATION:

Planning Commission recommended approval by a vote of 7-0 on October 2, 2019.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval

ATTACHMENT(S)

See attached

ORDINANCE NO. 19-58

AN ORDINANCE APPROVING A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR SAWMILL DELAWARE INVESTMENTS 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).

WHEREAS, the Planning Commission at its meeting of October 2, 2019 recommended approval of a Combined Preliminary and Final Development Plan for Sawmill Delaware Investments 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) (2019-2076).

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Combined Preliminary and Final Development Plan for Sawmill Delaware Investments 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), is hereby confirmed, approved, and accepted with the following conditions that:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.
3. The dumpsters shall be enclosed by a brick wall and have wood doors painted or stained to match.
4. Any ground and building signage shall achieve compliance with the minimum zoning requirements and the approved Gateways and Corridors Plan.
5. The landscape plan shall be reviewed and approved by the Shade Tree Commission.
6. If any trees are removed during construction, they shall be replaced per Chapter 1168 Tree Preservation Regulations.
7. The lighting plan shall be reviewed and approved by the City.

8. A building permit shall not be issued until a copy of the permanent and temporary FAA determination is provided to the City and any conditions required by the FAA are met.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION:

YEAS ___ NAYS ___
ABSTAIN ___

PASSED: _____, 2019

YEAS ___ NAYS ___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR

CASE NUMBER: 2019-2076

REQUEST: Combined Preliminary and Final Development Plan

PROJECT: Innovation Center

MEETING DATE: October 2, 2016

APPLICANT/OWNER

Sawmill Delaware Investments
1036 Hill- Miller Road
Delaware, Ohio 43015

REQUEST

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).

PROPERTY LOCATION & DESCRIPTION

The approximate 6-acre parcel is located on the north side of proposed Sawmill Parkway and on the west side of Innovation Court and is zoned M-1 PMU. The properties to the north, south and east are zoned M-1 PMU while to the west is residential zoned property in the Township.

BACKGROUND/PROPOSAL

The vacant site is located in Innovation Park within the City's Industrial Park and the applicant is proposing to construct an approximate 60,000 square foot building called Innovation Center on the subject site. The proposed building would be similar to the Symmetry II building located just south of the building (the two buildings would have the same owner). The subject building would be divided into 10 units with storefronts with the parking on the north elevation while the loading docks would be located on the south elevation. There would be two access curb cuts from Innovation Court with one located just north of the building and one just south of the building (shared with the Symmetry II building).

STAFF ANALYSIS

- **ZONING:** The subject property is currently zoned M-1 PMU which would allow the proposed use. A Combined Preliminary and Final Development Plan would need to be approved by the Planning Commission and City Council.
- **GENERAL ENGINEERING:** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
- **ROADS AND ACCESS:** The subject building would have two curb cuts from Innovation Court into the site. One curb cut would be located north of the building for employees and patrons while the curb cut to the south would be for trucks and would be shared with the Symmetry II building to the south. There is a fire access road located just west of the building to connect the north and south parking and loading areas that would have a fire department breakaway chain. Also, the parking lots of the subject building and the building to the south (Symmetry II) would be connected for easier access for the fire department. In the future, two more curb cuts to the northern parking lot could be constructed when the future common access drive that would be extended west from the cul-de-sac is constructed.
- **SITE CONFIGURATION:** The proposed 60,000 square foot proposed building would have a 93-space parking lot located north of the building. Based on the proposed office, manufacturing and warehouse square footage breakdown provided by the owner, 92 parking spaces would be required per the zoning code. An additional 31 future spaces could be constructed just east and west of the building if needed. The proposed building would be divided into 10 units with 5 combined truck docks located at the south (rear) of the building accessing each unit. The southern curb cut on Innovation Court would access the truck docks. Three dumpster pads would be located along the southern property line and the dumpsters would have to be screened with a brick wall with wood doors painted or stained to match. A detention basin is located on the west of the building along the property line.

- **BUILDING DESIGN:** The proposed building would be a maximum 33 feet high with five entrances (located between units) with a metal canopy over the entrances accessing the 10 units. The building elevations would be comprised of metal panels with a metal standing seam roof. In addition, there would be windows at each column of each unit. The north (front) elevation would have dryvit over the metal with split face columns framing each entrance feature and dividing each unit. The dryvit would be a tan color for the majority of the building with the top band being a lighter tan color. The south (rear) elevation would have five loading docks with each unit having two overhead doors and one man door. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.
- **TREE REMOVAL & REPLACEMENT:** Per the applicant there would not be any trees being removed in the proposed development. There are some trees along the western property line, but they are being preserved per the applicant. If any trees are removed during construction, the developer shall have to achieve compliance with Chapter 1168 Tree Preservation Regulations.
- **LANDSCAPING & SCREENING:** The development requires street trees, front yard trees, interior parking lot trees and shrubs and foundation plantings. The proposed development appears to comply with the required street trees (18) and front yard trees (17) along Innovation Court and the northern property line (potential future access drive) In addition, the appropriate amount of interior parking lot and foundation landscaping is proposed within the development. The landscaping plan would be required to be reviewed and approved by the Shade Tree Commission.
- **LIGHTING:** The plan identifies seven wall mounted lights located on the north elevation and five wall mounted lights on the southern elevation of the building to provide lighting for the development. No light poles are proposed. The lighting plan would have to achieve compliance with the zoning code along with being approved by the Chief Building Official.
- **SIGNAGE:** The owner didn't identify any specific signage in the application but would be allowed building and ground signage that would have to achieve compliance with the minimum zoning code requirements. Since this is a multi-tenant building, utilization of a sign band area approach with consistent sizes, location and design shall be used.
- **AIRPORT OVERLAY DISTRICT:** The owner would have to receive the "Determination of No Hazard to Air Navigation" approval from the FAA. In addition, the owner would have to get a temporary determination letter to allow a crane, etc. during construction. Therefore, any approval must be conditioned that a building permit will not be issued until a copy of the permanent and temporary FAA determination is provided to the City and any conditions required by the FAA are met.

STAFF RECOMMENDATION (2019-2076 – COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN)

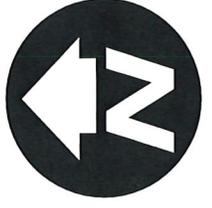
Staff recommends approval of a request by Sawmill Delaware Investments for a Combined Preliminary and Final Development Plan to construct a new building (Innovation Center) at 109 Innovation Court on approximately 6 acres zoned M-1 PMU (Light Manufacturing District with a Planned Mixed Use Overlay District), with the following conditions that:

1. The applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department once a complete plan set is submitted for review.
2. All building appurtenances (coping, downspouts, etc.) shall be painted to match the adjacent building color.
3. The dumpsters shall be enclosed by a brick wall and have wood doors painted or stained to match.
4. Any ground and building signage shall achieve compliance with the minimum zoning requirements and the approved Gateways and Corridors Plan.
5. The landscape plan shall be reviewed and approved by the Shade Tree Commission.
6. If any trees are removed during construction, they shall be replaced per Chapter 1168 Tree Preservation Regulations.
7. The lighting plan shall be reviewed and approved by the City.
8. A building permit shall not be issued until a copy of the permanent and temporary FAA determination is provided to the City and any conditions required by the FAA are met.

AIRPORT RD

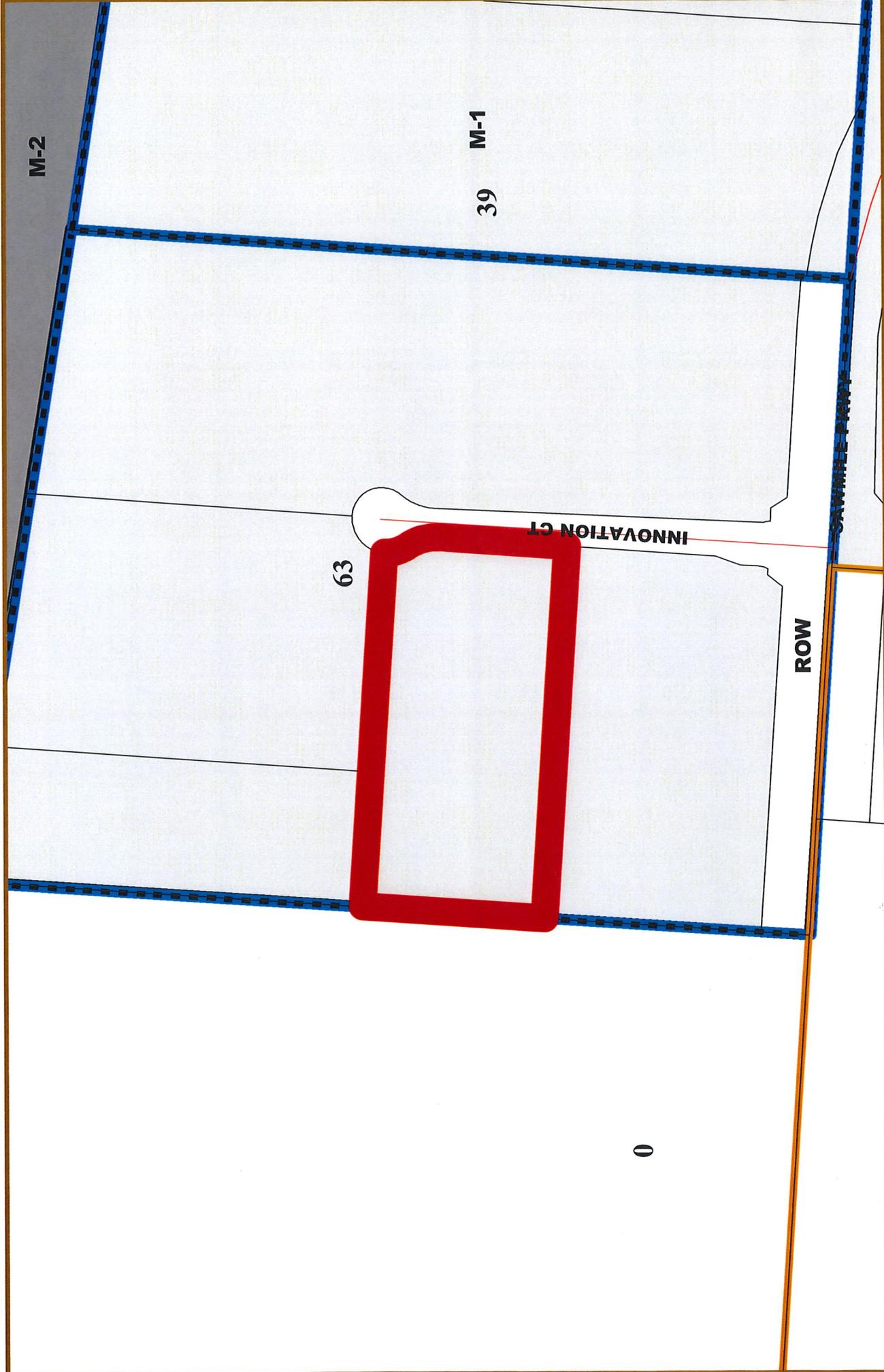
INNOVATION CT

SAWMILL PKWY



2019-2076
Combined Preliminary and Final Development Plan
Innovation Center - 109 Innovation Court
Location Map





2019-2076
Combined Preliminary and Final Development Plan
Innovation Center - 109 Innovation Court
Zoning Map





2019-2076
Combined Preliminary and Final Development Plan
Innovation Center - 109 Innovation Court
Aerial (2016) Map



PLANS PREPARED BY: ABOVE GRADE LLC
 700 DORCHESTER LANE
 COLUMBUS, OH 43215
 PH 614-965-0378

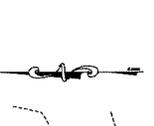
DATE: _____
 DESCRIPTION: _____
 REVISIONS: _____

SCALE: 1" = 40'

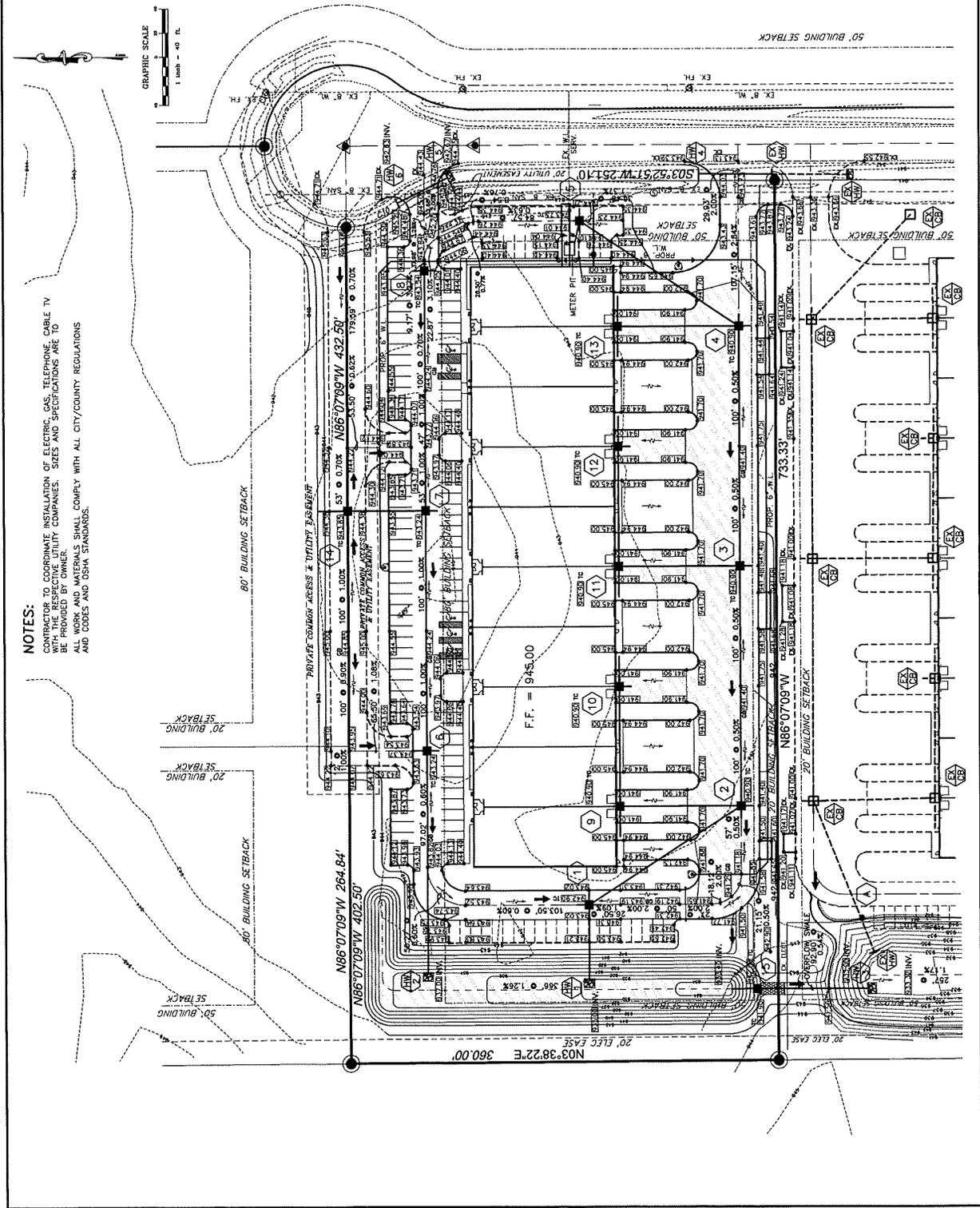
DATE: 8/16/19
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT NO: 19-403SDP
 ACCT FILE: H01E174
 PAGE FILE: _____

LEGEND

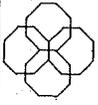
	MAJOR FLOOD ROUTING
	EXISTING CONTOURS
	PROPOSED CONTOURS
	FLOW ARROW
	MAX. PONDING LIMITS AT ELEV. 941.50
	ROCK CHANNEL PROTECTION



NOTES:
 CONTRACTOR TO COORDINATE INSTALLATION OF ELECTRIC, GAS, TELEPHONE, CABLE TV WITH THE RESPECTIVE UTILITY COMPANIES. SIZES AND SPECIFICATIONS ARE TO BE PROVIDED BY OWNER.
 ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND OSHA STANDARDS.



These drawings are instruments of professional service prepared by Above Grade, LLC for the abovesigned project. Above Grade, LLC assumes no liability for any unauthorized use of these drawings, specifications, and documents.

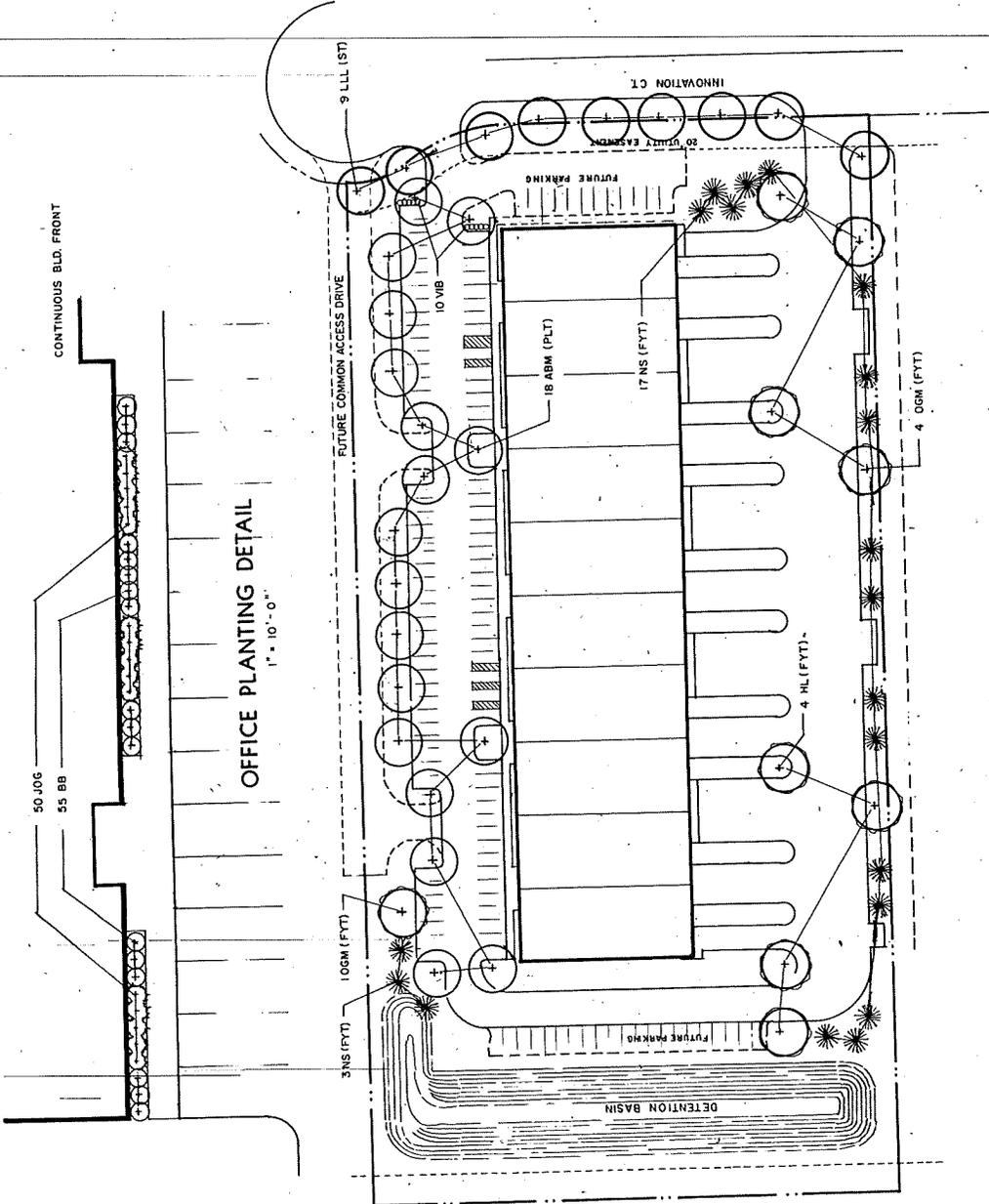


BOZZACCO CO. INC.
LANDSCAPE ARCHITECTURE

505 LONDON RD.
DELAWARE, OHIO
740-368-2141

INNOVATION CENTER DELAWARE, OHIO
LANDSCAPE PLAN

DRAWN: 8/30/19
BY: J.A.B.



- LANDSCAPE DATA:**
- (PLT) PARKING LOT TREES: 9-3" TREES REQ. 18-1.75" PROPOSED
 - (ST) STREET TREES: 9-1.75" TREES REQ. 9-1.75" PROPOSED
 - (FYT) FRONT-YARD TREES: 367 LN. FT. FRONTAGE @ 1 TREE/ADLN FT. = 367 TREES REQ. OR 15-6" SPRUCE PROPOSED
 - (FYT) FRONT-YARD TREES: 50 LN. FT. FRONTAGE @ 1 TREE/50 LN. FT. = 1 TREE REQ. OR 15-6" SPRUCE PROPOSED
 - (FYT) FRONT-YARD TREES: 387 LN. FT. FRONTAGE @ 1.5 TREES/10 LN. FT. = 580 TREES REQ. OR 15-6" SPRUCE PROPOSED
- PLANT MATERIAL SCHEDULE:**
- SYL LLL: TILIA CORDATA
 - SYL COM: ACER R. 'OCT. GLORY'
 - SYL ABM: ACER N. 'AUT. BLAZE'
 - SYL NS: ACER N. 'AUT. BLAZE'
 - SYL HL: JUNIPER NO. 2
 - SYL OGM: COMPACT BURNING BUSH
 - SYL VIB: VIBURNUM
 - SYL BB: VIBURNUM

Prepared For:

Job Name: INNOVATION CENTER
Version A

Lighting Layout

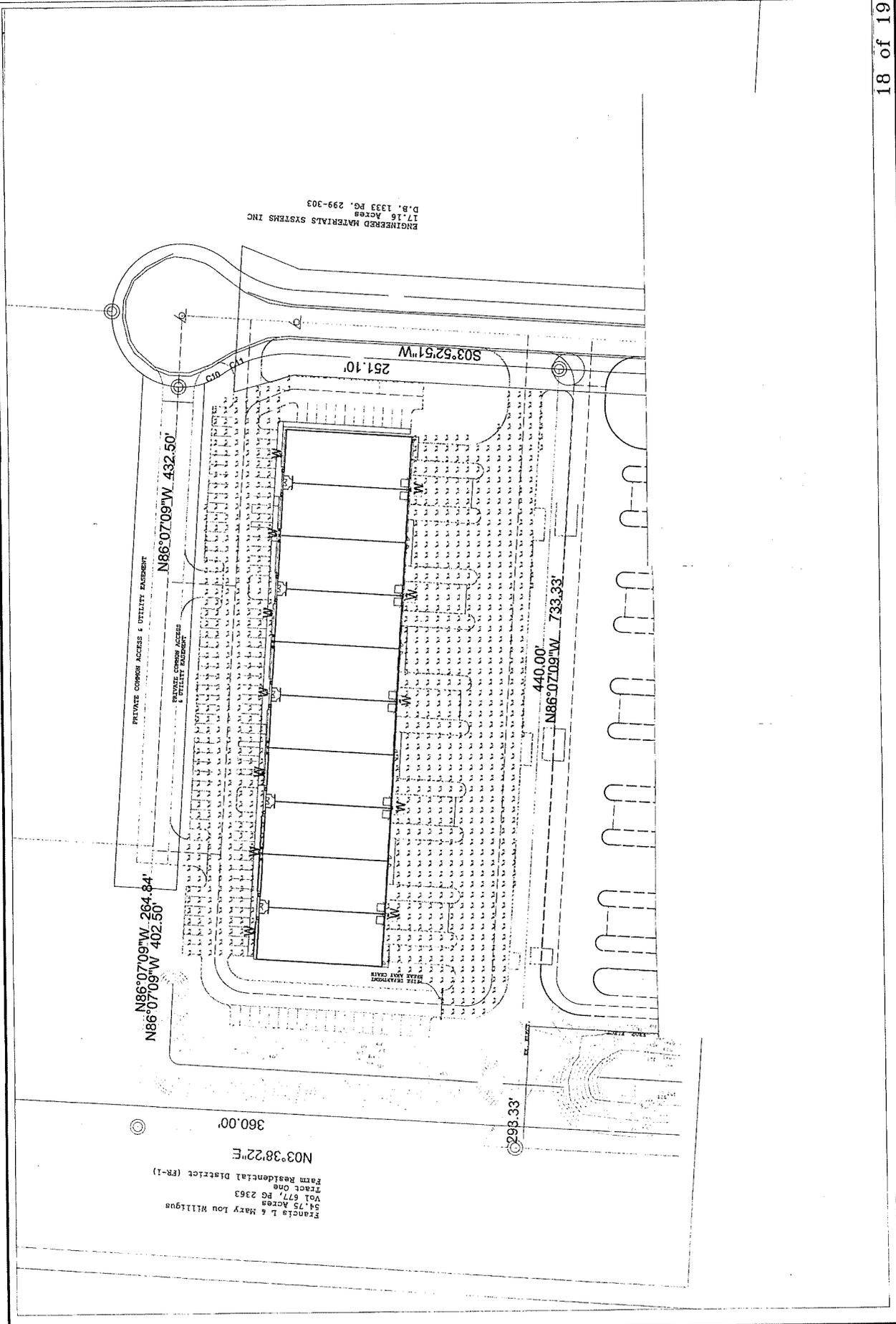
Drawn By: TOMY BROWN

Project: SPRINT ELECTRIC WAREHOUSE A01

Date: 8/29/2019

Scale: as noted

The Lighting Analysis and Layout Design was prepared by COOPER ELECTRICAL SALES, INC. based on the information provided by the client. The client is responsible for providing accurate information and for obtaining all necessary permits. COOPER ELECTRICAL SALES, INC. is not responsible for any errors or omissions in the drawings or for any consequences arising from the use of the drawings. The client is responsible for obtaining all necessary permits and for providing all necessary information for the design. The client is responsible for providing all necessary information for the design. The client is responsible for providing all necessary information for the design.







FACT SHEET

AGENDA ITEM NO: 11

DATE: 10/14/2019

ORDINANCE NO: 19-59

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: NO

TO: Mayor and Members of City Council

FROM: R. Thomas Homan, City Manager

VIA: David Efland, Planning and Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE APPROVING A PRELIMINARY SUBDIVISION PLAT REQUEST BY GRDEN LLC 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.

BACKGROUND:

See attached report

REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Chapter 1111 Subdivision Regulations.

COMMITTEE RECOMMENDATION:

Planning Commission approved this case 4-3 on October 2, 2019.

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

David Efland, Planning and Community Development Director

RECOMMENDATION:

Staff recommends approval as submitted.

ATTACHMENT(S)

See attached

ORDINANCE NO. 19-59

AN ORDINANCE APPROVING A PRELIMINARY SUBDIVISION PLAT REQUEST BY GRDEN LLC 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.

WHEREAS, the Planning Commission at its meeting of October 2, 2019 recommended approval of a Preliminary Subdivision Plat request by Grden LLC., 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 (PC Case 2019-2136).

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. That the Preliminary Subdivision Plat request by Grden LLC., 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, is hereby confirmed, approved, and accepted with the following conditions that:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The developer shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer and County Engineer.
3. The primary access to the development shall be from Peachblow Road at a proposed roundabout to be constructed in the future by the Delaware County Engineer (a fair share amount would be paid by developer per the County's requirements) for the subject development and the proposed developments located south of Peachblow Road in the County. If the County Engineer does not construct the proposed

the roundabout prior to the developer initiating construction of the subject development, the proposed access point to Peachblow Road shall be a traditional intersection with a stop sign.

4. All retention ponds shall be setback from a public road per the City Engineer.
5. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
6. The single-family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
7. All the active open space areas shall have amenities approved by staff and the tot lots shall be exceptionally well programed and appointed with a variety of amenities across the development including areas for active field space. The final details of each tot lot and active open spaces shall be reviewed and approved with every Final Development Plan and Final Subdivision Plat. All open spaces shall be owned and maintained by the homeowner's association but allow public access.
8. A minimum 3-6-foot-high mound with landscaping shall be located along both sides of Winterbourne Drive to be consistent with the roadway treatment in the Communities of Glenross and a 3-6 high mound with landscaping shall be located along Peachblow Road to be consistent with the treatment along Belmont Place.
9. Along the eastern property line adjacent to the existing single-family house, a buffer shall be established that would require a 5 to 6 high mound with a continuous screen of landscaping with minimum 6-foot-high evergreen trees planted 20 feet on-center in staggered alignment. The setback shall range from 25 feet at lot 220 to 230 feet at lot 227 (on the Preliminary Subdivision Plat) per the approved plan in Ordinance 19-31.
10. Along the northeastern and north property line to existing single family house, the setback and buffering from lot 220 (east) to lot 215 (north) (on the Preliminary Subdivision Plat) shall have a 25 foot setback that shall require a 3 to 4 high mound with a continuous screen of landscaping with minimum 6 foot high evergreen trees planted 20 feet on-center in staggered alignment per the approved plan in Ordinance 19-31.
11. A street tree plan shall be submitted and approved by the Shade Tree Commission.
12. Any tree removal and/or replacement requirements shall achieve compliance with the approved development text.

13. The existing tree lines along the north and eastern perimeters of the development shall be preserved and placed in a tree preservation easement along with the preserved trees located west of Winterbourne Drive.
14. The bike paths along both sides of Winterbourne Drive and the north side of Peachblow Road shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
15. The street lighting plan shall be submitted, reviewed and approved by the Chief Building Official and achieve compliance with all zoning requirements prior to final subdivision plat approval of each phase.
16. The development shall be in the Delaware South New Community Authority, subject to the single-family lot transportation fee (\$1,000 per dwelling unit) in effect at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of \$3,200 per dwelling units.
17. For the 52-foot-wide lots, one-story houses shall be a minimum 1,600 square feet and the two-story houses shall be a minimum 1,800 square feet to be consistent with the smaller width lots in the Communities at Glenross.
18. The developer is identifying storm sewer easements in open space areas (reserve areas) that requires mounding, tree planting and/or tree preservation per the landscape and tree preservation plans of the approved Preliminary Development Plan. These easements shall be relocated in rear yard of the adjacent single-family lots or the developer shall receive permission from the Utility, Engineering and Planning departments to allow mounding and trees within these storm water easements.
19. Lot 127 shall be widened to a minimum 106 feet (80 feet x 33% = 26 feet additional lot width) to achieve compliance with minimum corner lot width requirements.
20. Winterbourne Drive shall be extended to the northern property line (to connect with the Communities at Glenross) prior to building permit approval of the 208 single family lot (currently Phase 6 of the proposed development) per the City Engineer.

SECTION 2. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

VOTE ON RULE SUSPENSION:

YEAS ___ NAYS ___
ABSTAIN ___

PASSED: _____, 2019

YEAS ___ NAYS ___
ABSTAIN ___

ATTEST: _____
CITY CLERK

MAYOR



CASE NUMBERS: 2019-2136

REQUEST: Preliminary Subdivision Plat

PROJECT: Winterbrooke Place

MEETING DATE: October 2, 2019

APPLICANT/OWNER

Grden LLC
10590 Wellington Place
Powell, Ohio 43065

REQUESTS

2019-2136: A request by Grden LLC for approval of a Preliminary Subdivision Plat for Winterbrooke Place containing 263 single family lots on approximately 102.1 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.

PROPERTY LOCATION & DESCRIPTION

The subject four parcels are located on the north side of Peachblow Road just east of the Belmont Place development and south of the Communities at Glenross development. The property to the north is zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and the property to the west is zoned PO/I PMU (Planned Office/Institutional District with a Planned Mixed Use Overlay District) in the City and the property to the east is zoned PRD (Planned Residential District) and the properties to the south are zoned FR-1 and PID (Planned Industrial District) in the township.

BACKGROUND/PROPOSAL

In June 2019, City Council approved a Rezoning Amendment, Conditional Use Permit and Preliminary Development Plan (Ordinances 19-29-31 respectively) for the subdivision. Also, the City accepted the annexation (Ordinance 19-32) of the subject property in June 2019.

Now the developer is requesting Preliminary Subdivision Plat approval for the 263 single family lots on approximately 102.1 acres for a density of 2.575 units per acre with just over 25% open space (25.5 acres). Primary access to the site would be from Peachblow Road at a proposed roundabout to be constructed by the Delaware County Engineer for the subject development and the proposed Berlin Meadows development located south of Peachblow Road in the County while secondary access would be from Belmont Place Subdivision to the west (to be constructed in Phase 1 of the development) and from Communities at Glenross to north through Winterbourne Drive (the date of the completion of the Communities at Glenross is unknown at this point).

STAFF ANALYSIS

- **ZONING:** The developer rezoned the property to R-3 PMU (Planned Mixed Use Overlay District) with development text to allow greater flexibility and creativity in the layout of the development, create active and passive open space and to be consistent with the Communities at Glencross south of Cheshire Road (zoned R-2 PMU with a density of approximately 2.31 units per acre) located to the north and Belmont Place (zone R-3 PMU with a density of approximately 2.75 units per acre in Sections 1-5) located to the east are both planned districts with similar uses and densities.
- **ENGINEERING** The Applicant needs to obtain engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on a technical review by the Engineering Department once a complete plan set is submitted for review.

The developer is identifying storm sewer easements in open space areas (reserve areas) that requires mounding, tree planting and/or tree preservation per the landscape and tree preservation plans of the approved Preliminary Development Plan. These easements shall be relocated in rear yard of the adjacent single-family lots or the developer shall receive permission from the Utility, Engineering and Planning Departments to allow mounding and trees within these storm water easements.

- **ROADS AND TRAFFIC:** The proposed development requires a traffic impact study that would need to be approved by the City and the County (Peachblow Road is township road which is under county jurisdiction). The developer would be responsible for any improvements and/or financial obligations the subject residential development would have in the area per the City and/or County Engineer.

The primary access to the site would be from Peachblow Road at a proposed roundabout to be constructed in the future by the Delaware County Engineer (a fair share amount would be paid by developer per the County's requirements) for the subject development and the proposed developments located south of Peachblow Road in the County while secondary access would be from the Belmont Place Subdivision to the west through Ensigns Lane (to be constructed in Phase 1 of the subject development) and from the Communities at Glenross to the north through Winterbourne Drive (the date of the completion of the Communities at Glenross is unknown at this point). If the County Engineer does not construct the proposed roundabout prior to the developer initiating construction of the subject development, the proposed access point to Peachblow Road would be a traditional intersection with a stop sign.

Internally, the single access point from Peachblow Road would be extended north to connect with Winterbourne Drive in the Communities at Glenross Subdivision. Winterbourne Drive has not been extended to the subject developer's northern property line (from the Communities at Glenross) at the current time but is part of the plan. The developer shall extend Winterbourne Drive to the northern property line prior to building permit approval of the 208 single family lot (currently Phase 6) per the City Engineer. This road is a non-loaded connector road per the City Thoroughfare Plan. A secondary connection would be made to the west to connect an internal residential street to the Belmont Place Subdivision through the Ohio Health property. The Ohio Health panhandle lot could provide an access road to be extended from Peachblow Road north to the proposed future hospital location and maybe constructed in the future if needed. Also, an internal street would be stubbed to the property to the east (future Evans Farm development). The remainder of the streets would be residential in nature and would have to be constructed to public standards and achieve compliance with the minimum engineering requirements. Also, the development shall be in the Delaware South New Community Authority, subject to the single-family lot transportation fee (\$1,000 per dwelling unit) in effect at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of \$3,200 per dwelling units.

- **SITE LAYOUT:** The layout is designed around the location of Winterborne Drive connection to the Communities at Glenross (along the northern portion of the subject site) that extends south to Peachblow Road with single family lots located east and west of the spine road. Of the proposed 263 single family lots, the developer is proposing 106 single family lots located east of Winterbourne Drive and 157 single family lots located west of Winterbourne Drive. The site is further complicated by being bisected by an overhead electric transmission easement that is 150 feet wide.

The developer is proposing 263 single family lots with 21 of the lots being 80 x130 (10,400 square feet), 130 lots being 65 x130 (8,450 square feet) and 112 lots being 52 x 130 (6,760). More specifically on the 106 single family lots located on the east side of Winterbourne Drive, there would be 41- 65x130 (8,450 square feet) lots located along the northeastern portion of the site adjacent to the Communities at Glenross and 65-52x130 (6,760 square feet) lots located just north of Peachblow Road. Of the 157 lots west of Winterbourne Drive, there would be 21- 80x130 (10,400 square feet) lots located along the northwestern portion of the site adjacent to the Communities at Glenross, 89-65x130 (8,450 square feet) lots located just east of the Belmont Place Subdivision and 47-52x130 (6,760 square feet) lots located just north of Peachblow Road.

In the proposed development, the front yard setback would be a minimum 25 feet for all lots and the minimum rear yard setback would be 30 feet for all lots. The side yard setbacks for 80-foot-wide lots would be 7.5 feet (15 feet total), for 65 foot lots would be 6.5 feet (13 feet total) and for 52 foot lots would be 5 feet (10 feet total). Patios, decks and other exterior improvements can extend 15 feet into the 30-foot rear yard setback per the approved development text. The minimum house size for an 80-foot-wide lot would be 2,000 square feet, for a 65 foot wide lot would be 1,800 square feet and for a 52 foot wide lot would be 1,500 square feet as written in the draft development text. Staff recommends for the 52-foot-wide lots, that one-story houses shall be 1,600 square feet minimum and two-story houses shall be 1,800 square feet minimum to be consistent with the Communities at Glenross smaller width lots. Also, to comply with the base zoning code, all the corner lots would be required to be oversized by 33% from the base lot size. Therefore, lot 127 shall be widened to 106 feet (80 feet x 33% = 26 feet additional lot width) to achieve compliance with minimum corner lot width requirements.

There are four proposed detention basins located within the development (three along Peachblow Road and one in the northwestern portion of the site) and 150-foot-wide power easement along the extreme southeastern

portion of the site. Also, there are nine reserve areas that total approximately 25.5 acres throughout the development and five of the reserve areas contain active open space (approximately 14.24 acres) In addition, a landscape buffer with mounds and trees is required along Winterbourne Drive to be consistent with the roadway treatment in the Communities of Glenross while preserving as many trees as possible and a landscape buffer with mounds and trees is required along Peachblow Road to be consistent with the treatment along Belmont Place. Also, mounding and landscaping shall be required adjacent to the existing single-family house to the southwest per the development text and approved plan. Per Ordinance 19-31 this specifically includes buffering along the eastern property line adjacent to the existing house to be established that would require a 5 to 6 high mound with a continuous screen of landscaping with minimum 6-foot-high evergreen trees planted 20 feet on-center in staggered alignment. The setback shall range shall be from 25 feet at lot 220 to 230 feet at lot 227 (on the Preliminary Subdivision Plat). Also, the setback and buffering from lot 220 (northeast) to lot 215 (north) (on the Preliminary Subdivision Plat) shall have a 25-foot setback that would require a 3 to 4 high mound with a continuous screen of landscaping with minimum 6 foot high evergreen trees planted 20 feet on-center in staggered alignment.

- **DESIGN:** The applicant is proposing specific house design standards for each size lot size (80-foot, 65 foot and 52 foot) and overall design standards for all the houses to be consistent with the adjacent subdivisions of the Communities at Glenross and Belmont Place. The percentage of natural materials on the front elevations of the 52-foot-wide lots is significantly higher than the 50-foot-wide lots in the Communities at Glenross (25%). The proposed standards would include: 1). 100% natural material on all elevations for 80-foot lots adjacent to the Communities at Glenross; 2.) Minimum 40% natural materials on the front elevations for on all 52- and 65-foot lots; 3.) The exterior elevations of each house excluding garage doors, entrance doors, gutters, shutters, downspouts and windows shall consist of brick, stone, cultured stone, stucco, wood siding or fibrous cement siding (all considered natural materials); 4). All houses shall have a minimum 2 car attached garage; 5). All houses shall have dimensional shingles; 7). All primary roof pitches on front and rear facing gabled elevations shall be a minimum of 5:12. All primary roof pitches on side facing gabled elevations shall be a minimum of 6:12. All other accessory elevations shall be a minimum roof pitch of 3-1/2:12. In addition, all the houses shall comply with Chapter 1171.08 Residential Development Design Criteria and Performance Standards.
- **BIKE PATHS AND PEDESTRIAN ROUTES:** The applicant is proposing a bike path along the north side of Peachblow Road and along both sides of Winterbourne Drive per the City Engineer's requirements to be consistent with the Belmont Place and the Communities at Glenross Subdivisions respectively and achieve compliance with the adopted Bicycle and Pedestrian Master Plan 2027. Also, the applicant is proposing bike paths or sidewalks in all five active open space areas that would connect to the proposed bike path/sidewalk network in the development. Sidewalks will be provided on both sides of all public streets in the subdivision.
- **PARKLAND AND OPEN SPACE:** The proposed plan has 25.5 acres of open space (25%) in nine reserve areas of which approximately 14.22 acres (13.9%) is active park open space which appears to be divided into 5 areas throughout the site. Reserve A (approximately 10.7 acres) is located just east of the main entrance on Peachblow Road which contains two detention basins and a 150-foot-wide overhead power line easement. The amenities include a bike path and benches. Reserve B (approximately 6.0 acres but only around 2.2 is active open space) is considered the primary open space and is located just west of the main entrance into the development and would have amenities such as a shelter house, picnic tables and bocce court and a bike path along Peachblow Road. Reserve E (approximately 0.6 acres) is a third smaller open space located just north of Reserve A and has a sidewalk going through the area. Reserve D (approximately 1.0 acres) is a fourth open space located in the northeastern portion of the development behind lots 71-77 and 18-21. Amenities in this area include a tot lot and a sidewalk connecting two street access points into the open area. Reserve H (approximately 3.9 acres) is a fifth open space area located in the northwestern portion of the development (behind lots 119-141) which includes a detention basin and a tot lot, benches and a sidewalk connection to two street access points into the open space. The tot lots shall be exceptionally well programed and appointed with a variety of amenities across the development including areas for active field space. The final details of each tot lot and active open spaces shall be reviewed and approved with every Final Development Plan and

Final Subdivision Plat. All opens spaces shall be owned and maintained by the homeowner's association but allow public access.

- **TREE PRESERVATION:** Per the submitted tree survey with the Preliminary Development Plan, the applicant is removing 915 caliper inches of trees (107 trees) while the applicant is preserving 1771.5 caliper inches of trees (211 trees). Therefore, the applicant is preserving significantly more trees (856.5 caliper inches) than ones being removed and achieves compliance of the proposed development text and other recently approved PMU's. However, if any trees are removed during construction, the trees would have to be documented and inventoried to ensure they achieve compliance with the approved development text. Staff recommends that utilities should not be located within tree preservation easements and ensure the subject lots impacted could yield a maximum size house with an acceptable deck.
- **UTILITIES:** The site would be serviced by City sanitary sewer and water that would have to be extended by the developer.
- **LIGHTING PLAN:** A lighting plan has not been submitted but would be required for each Final Subdivision Plat approval and would have to achieve compliance with the zoning code and approved by the City.
- **FIRE DEPARTMENT:** The proposed development would need to be capable of supporting and allowing the full maneuverability of the fire department ladder truck along with complying with all other fire department requirements.
- **PHASING:** The applicant has provided a preliminary phasing plan which indicates the site would be developed in seven phases. Phase I (73 lots) would be located just west of Winterbourne Drive fronting Peachblow Road while Phase 2 (29 lots) would be just north of Phase 1. Phase 3 (45 lots) would be east of Winterbourne Drive. Phase 4 (33 lots) would be located north of phase 2. Phase 5 (27 lots) would be located east of Phase 3 while Phase 6 (34 lots) would be located north of Phase 3. Phase 7 (22 lots) would be located north of Phase 4 in the extreme northwestern portion of the site.

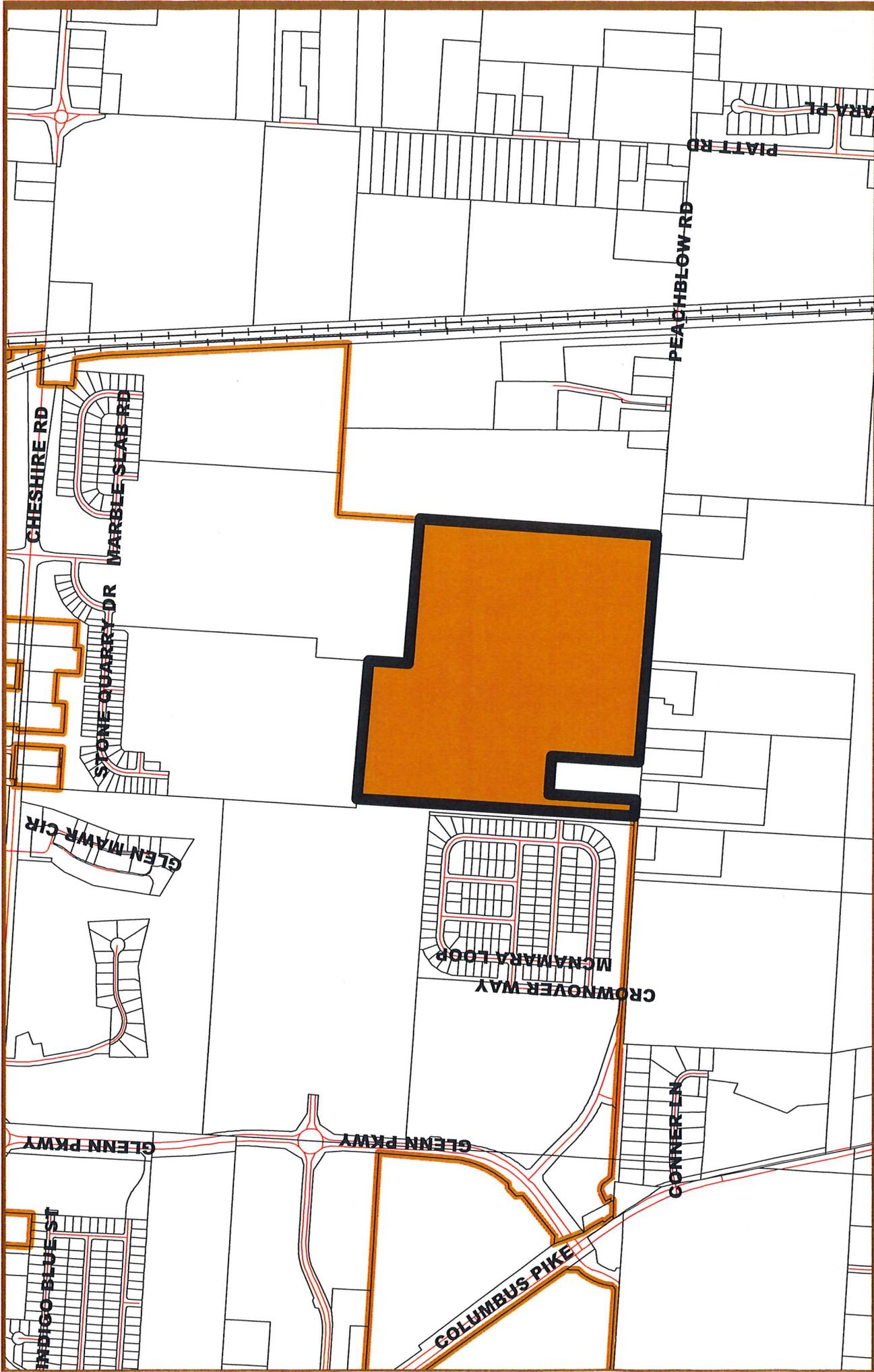
STAFF RECOMMENDATION – (2019-2136 PRELIMINARY SUBDIVISION PLAT)

Staff recommends approval of a request by Grden LLC for a Preliminary Subdivision Plat for Winterbrooke Place containing 263 single family lots on approximately 102.1 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, with the following conditions:

1. The Applicant needs to obtain final engineering approvals, including any storm water and utility issues that need to be worked out through the Engineering and Utilities Departments. All comments regarding the layout and details of the project are preliminary and subject to modification or change based on the final technical review by the Engineering Department.
2. The developer shall be responsible for any improvements and/or financial obligations of the traffic impact study per the City Engineer and County Engineer.
3. The primary access to the development shall be from Peachblow Road at a proposed roundabout to be constructed in the future by the Delaware County Engineer (a fair share amount would be paid by developer per the County's requirements) for the subject development and the proposed developments located south of Peachblow Road in the County. If the County Engineer does not construct the proposed the roundabout prior to the developer initiating construction of the subject development, the proposed access point to Peachblow Road shall be a traditional intersection with a stop sign.
4. All retention ponds shall be setback from a public road per the City Engineer.
5. The lots and houses shall comply with the minimum bulk and setback requirements in the approved development text.
6. The single-family houses shall comply with the minimum architectural standards in the approved development text and per applicable sections of the current zoning code.
7. All the active open space areas shall have amenities approved by staff and the tot lots shall be exceptionally well programed and appointed with a variety of amenities across the development

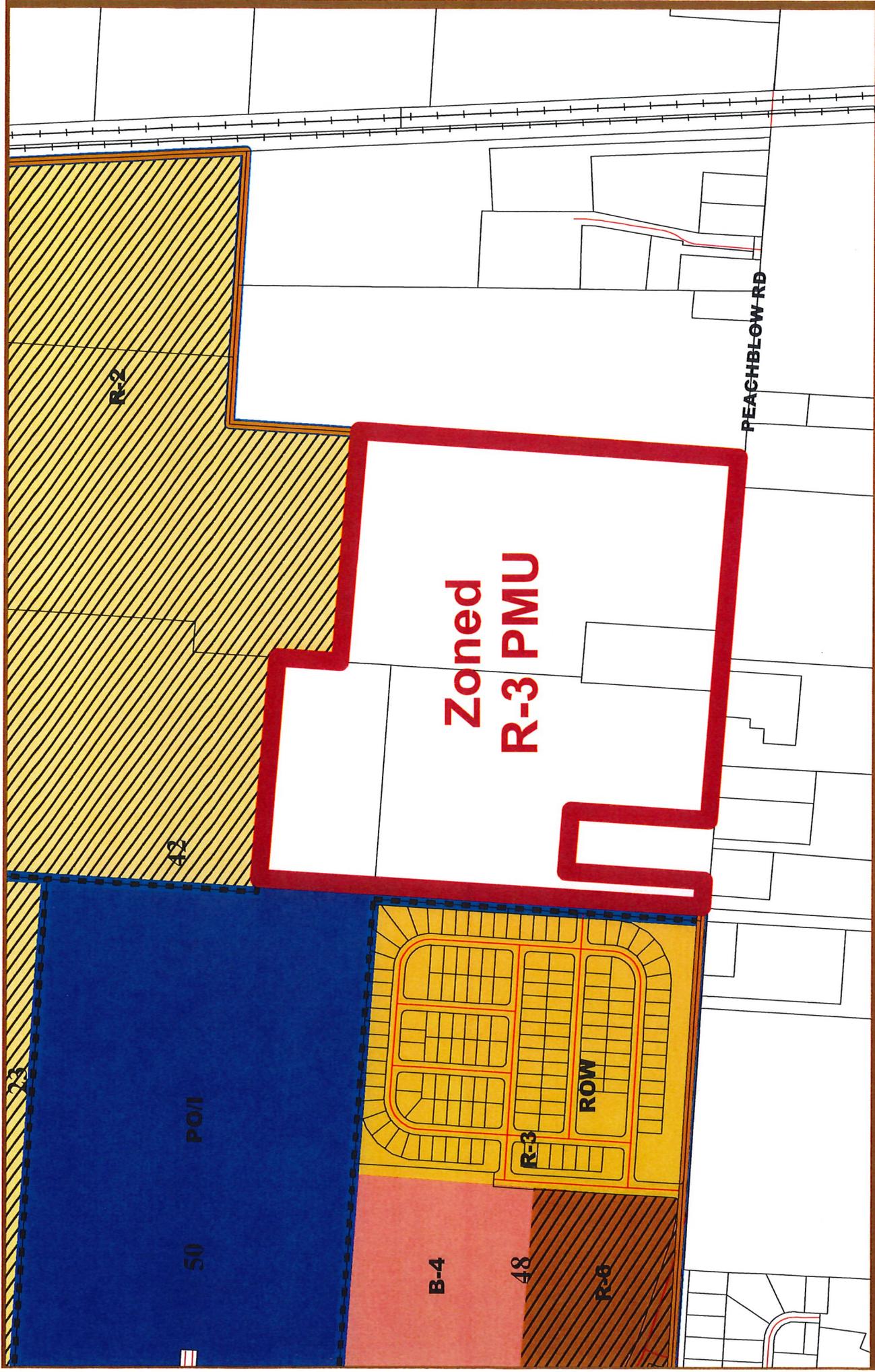
including areas for active field space. The final details of each tot lot and active open spaces shall be reviewed and approved with every Final Development Plan and Final Subdivision Plat. All open spaces shall be owned and maintained by the homeowner's association but allow public access.

8. A minimum 3-6-foot-high mound with landscaping shall be located along both sides of Winterbourne Drive to be consistent with the roadway treatment in the Communities of Glenross and a 3-6 high mound with landscaping shall be located along Peachblow Road to be consistent with the treatment along Belmont Place.
9. Along the eastern property line adjacent to the existing single-family house, a buffer shall be established that would require a 5 to 6 high mound with a continuous screen of landscaping with minimum 6-foot-high evergreen trees planted 20 feet on-center in staggered alignment. The setback shall range from 25 feet at lot 220 to 230 feet at lot 227 (on the Preliminary Subdivision Plat) per the approved plan in Ordinance 19-31.
10. Along the northeastern and north property line to existing single family house, the setback and buffering from lot 220 (east) to lot 215 (north) (on the Preliminary Subdivision Plat) shall have a 25 foot setback that shall require a 3 to 4 high mound with a continuous screen of landscaping with minimum 6 foot high evergreen trees planted 20 feet on-center in staggered alignment per the approved plan in Ordinance 19-31.
11. A street tree plan shall be submitted and approved by the Shade Tree Commission.
12. Any tree removal and/or replacement requirements shall achieve compliance with the approved development text.
13. The existing tree lines along the north and eastern perimeters of the development shall be preserved and placed in a tree preservation easement along with the preserved trees located west of Winterbourne Drive.
14. The bike paths along both sides of Winterbourne Drive and the north side of Peachblow Road shall be installed by the developer and located within an easement dedicated to the City and shall be maintained by the Homeowner's Association.
15. The street lighting plan shall be submitted, reviewed and approved by the Chief Building Official and achieve compliance with all zoning requirements prior to final subdivision plat approval of each phase.
16. The development shall be in the Delaware South New Community Authority, subject to the single-family lot transportation fee (\$1,000 per dwelling unit) in effect at the time of building permit issuance and is subject to the South East Highland Sanitary Sewer additional capacity charge of \$3,200 per dwelling units.
17. For the 52-foot-wide lots, one-story houses shall be a minimum 1,600 square feet and the two-story houses shall be a minimum 1,800 square feet to be consistent with the smaller width lots in the Communities at Glenross.
18. The developer is identifying storm sewer easements in open space areas (reserve areas) that requires mounding, tree planting and/or tree preservation per the landscape and tree preservation plans of the approved Preliminary Development Plan. These easements shall be relocated in rear yard of the adjacent single-family lots or the developer shall receive permission from the Utility, Engineering and Planning departments to allow mounding and trees within these storm water easements.
19. Lot 127 shall be widened to a minimum 106 feet (80 feet x 33% = 26 feet additional lot width) to achieve compliance with minimum corner lot width requirements.
20. Winterbourne Drive shall be extended to the northern property line (to connect with the Communities at Glenross) prior to building permit approval of the 208 single family lot (currently Phase 6 of the proposed development) per the City Engineer.



2019-0642
 Preliminary Subdivision Plat
 Winterbrooke Place - Peachblow Road
 Location Map





2019-0642
 Preliminary Subdivision Plat
 Winterbrooke Place - Peachblow Road
 Zoning Map



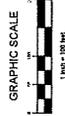
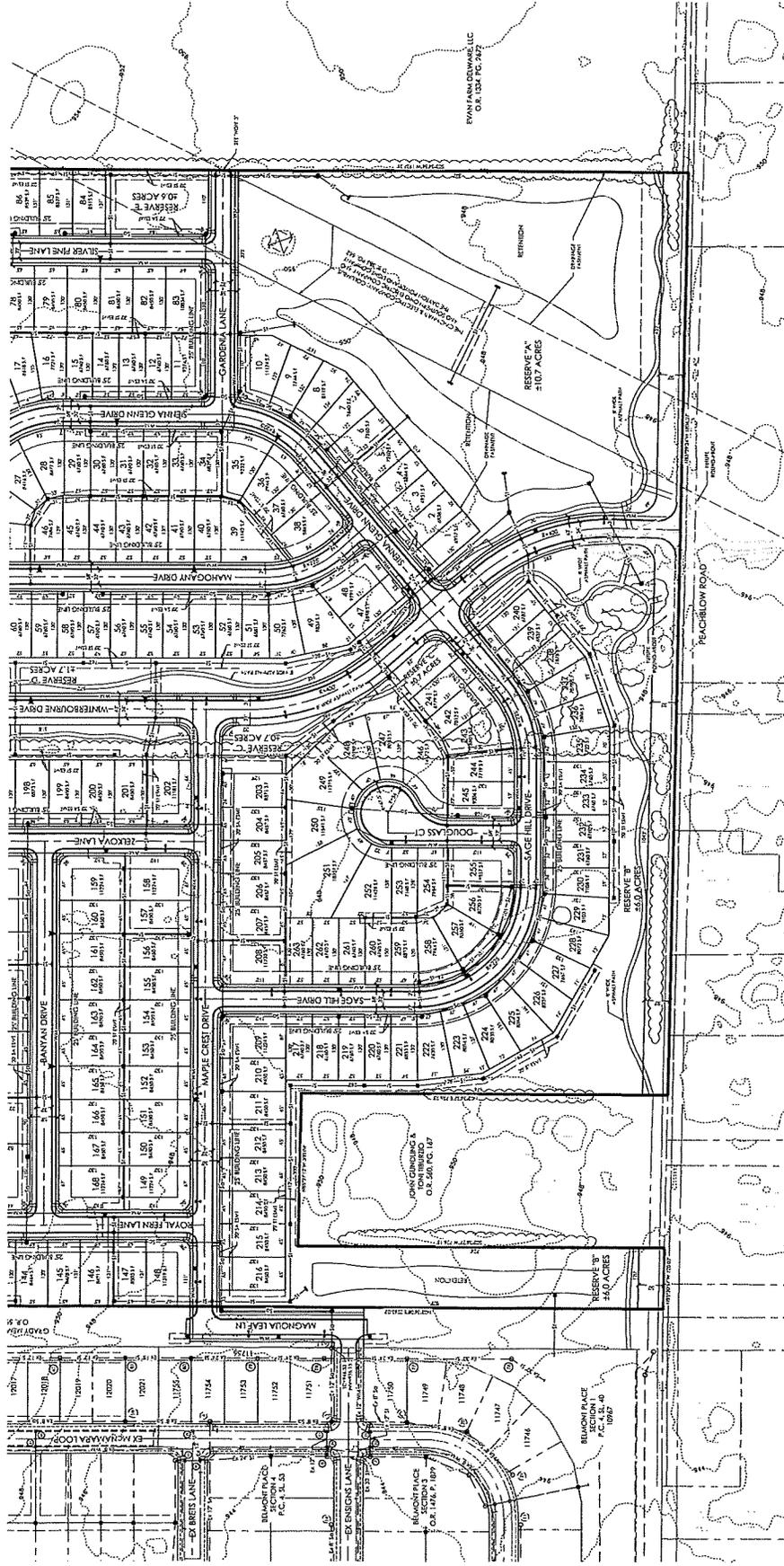


2019-0642
Preliminary Subdivision Plat
Winterbrooke Place - Peachblow Road
Aerial (2016) Map



LEGEND:

Property Lines	---
Survey Lines	---
Utility Lines	---
Other Lines	---



Date	SEPTEMBER 11, 2019
Drawn by	20190958
Scale	1"=100'
Sheet No.	4/5

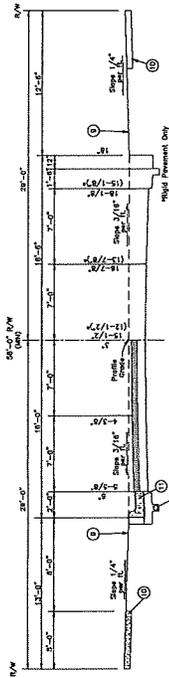
LOCATED IN:
 LOT NUMBERS 29 AND 29, SECTION 3, TOWNSHIP 4, RANGE 18T
 MERIDIAN 10W, COUNTY OF DELAWARE,
 CITY OF DELAWARE, DELAWARE COUNTY, STATE OF OHIO

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
 FOR
WINTERBROOKE PLACE
 SITE PLAN

GRDEN LLC,
 1039 WILMINGTON BOULEVARD
 PORTLAND, OHIO 43085



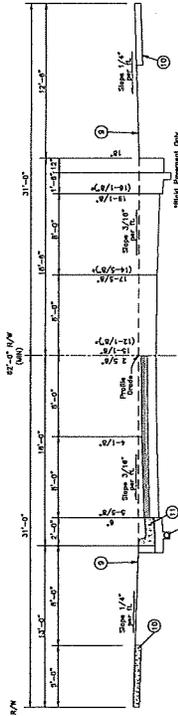
NO.	DESCRIPTION	REVISIONS



TYPICAL 32' B/C TO B/C SECTION (S&S R/W) STANDARD CURB

SCALE: 1"=2'-0"

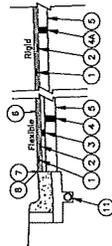
Per RD&D-110



TYPICAL 36' B/C TO B/C SECTION (S&S R/W) STANDARD CURB

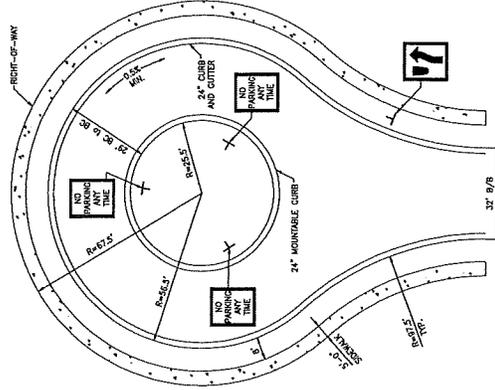
SCALE: 1"=2'-0"

Per RD&D-24



PAVEMENT LEGEND

- ① 1 1/2" Asphalt Concrete, Item 448 Type 1 (Medium Traffic) PG 64-22
- ② 3" Asphalt Concrete Base, Item 301, PG 64-22
- ③ 3" Asphalt Concrete Base, Item 301, PG 64-22
- ④ 6" Precast Concrete Base, Item 204
- ⑤ 2" Concrete Slab, Item 608, as per RD&D-20.0
- ⑥ 2" Concrete Slab, Item 608, as per RD&D-20.0
- ⑦ 4" Pipe Curb Underdrain, Item 605



TYPICAL CURB-DE-SAC DETAIL

NO SCALE

REVISION

DATE

DESCRIPTION

BY

CHKD

GRDEN LLC.
1000 WILMINGTON BOULEVARD
PORTLAND, OHIO 43085

CITY OF DELAWARE, DELAWARE COUNTY, OHIO
PRELIMINARY PLAN
FOR
WINTERBROOKE PLACE
TYPICAL SECTIONS

LOCATED IN:
LOT NUMBERS 28 AND 29, SECTION 3, TOWNSHIP 4, RANGE 18T
UNITED STATES MILITARY LANDS
CITY OF DELAWARE, DELAWARE COUNTY, STATE OF OHIO

DATE

20100918

2007

NO SCALE

5/5



**CITY OF DELAWARE, OHIO
PLANNING & COMMUNITY DEVELOPMENT
MASTER APPLICATION FORM**



Project # _____ Case # _____

Planning Commission

- | | | |
|--|---|---|
| <input type="checkbox"/> Amended Final Development Plan | <input type="checkbox"/> Final Development Plan Extension | <input type="checkbox"/> Substitution of a Non-Conforming Use |
| <input type="checkbox"/> Amended Final Subdivision Plat | <input type="checkbox"/> Final Subdivision Plat | <input type="checkbox"/> Vacation-Alley |
| <input type="checkbox"/> Amended Preliminary Development Plan | <input type="checkbox"/> Final Subdivision Plat Extension | <input type="checkbox"/> Vacation-Easement |
| <input type="checkbox"/> Amended Preliminary Subdivision Plat | <input type="checkbox"/> Floodplain Permit | <input type="checkbox"/> Vacation-Street |
| <input type="checkbox"/> Annexation Review | <input type="checkbox"/> Lot Split | <u>Board of Zoning Appeals</u> |
| <input type="checkbox"/> Combined Preliminary & Final Development Plan | <input type="checkbox"/> Pre-annexation Agreement | <input type="checkbox"/> Appeal Administrative Decision or Interpretation |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Development Plan | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Concept Plan | <input type="checkbox"/> Preliminary Dev Plan Extension | <input type="checkbox"/> Substitution of Equal or Less Non-Conforming Use |
| <input type="checkbox"/> Conditional Use Permit | <input checked="" type="checkbox"/> Preliminary Sub Plat | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Determination of Similar Use | <input type="checkbox"/> Preliminary Sub Plat Extension | |
| <input type="checkbox"/> Development Plan Exemption | <input type="checkbox"/> Rezoning | |
| <input type="checkbox"/> Final Development Plan | <input type="checkbox"/> Subdivision Variance | |

Subdivision/Project Name WINTER BROOKE PLACE Address PEACHBLOW ROAD, LEWIS CENTER OH

Acreage 100.8 Square Footage _____ Number of Lots 263 Number of Units N/A

Zoning District/Land Use A-1 Proposed Zoning/Land Use R-3 PM Parcel # 4183300101900
4183300101800, 41837001019001, 4183200103800

Applicant Name J GRDEN LLC. Contact Person BOB GRDEN

Applicant Address 10590 WELLINGTON BLVD, POWELL OHIO 43065

Phone 614-766-4304 Fax 614-766-2215 E-mail ARLINGTONBUILDERS@COLUMBUS.RR.COM

Owner Name GRDEN LLC. Contact Person BOB GRDEN

Owner Address 10590 WELLINGTON BLVD, POWELL OHIO 43065

Phone 614-766-4304 Fax 614-766-2215 E-mail ARLINGTONBUILDERS@COLUMBUS.RR.COM

Engineer/Architect/Attorney EMHT Contact Person JEFF STRUNG

Address 5500 NEW ALBANY ROAD, COLUMBUS, OHIO 43054

Phone 614-775-4700 Fax _____ E-mail JSTRUNG@EMHT.COM

The undersigned, do hereby verify the truth and correctness of all facts and information presented with this application and authorize field inspections by City Staff.

Owner Signature _____
Agent Signature _____

Owner Printed Name Robert L. Gorden
Agent Printed Name _____

Sworn to before me and subscribed in my presence this 9th day of September, 2019

Notary Public Signature _____
Notary Public _____

Notary Stamp



TAYLOR CLINE
Notary Public, State of Ohio
My Comm. Expires 05/12/2024
Recorded in Franklin County

TO: Mayor Riggle and Members of Council

FROM: R. Thomas Homan, City Manager

SUBJECT: Miscellaneous Matters

DATE: October 10, 2019

1. **Summer Aquatics Program**

Following Council's discussion of this at its September 23 meeting, I reached out to Darren Hurley, the city's previous Parks and Recreation Director. Unfortunately, Mr. Hurley was unable to attend Council's October 14 meeting due to a conflict. He did offer, however, offer to provide the city with input as part of the Needs Assessment being undertaken by Pros Consulting. Given Mr. Hurley's considerable experience as a parks and recreation professional and his Delaware experience, his input would be very valuable.

As to the city reestablishing its summer aquatic program beginning in 2020, staff continues to recommend against making this move now. The Parks and Recreation Needs Assessment, which will begin in early November, will provide the city with the information it needs to determine the feasibility of reestablishing a Parks and Recreation Department (which would include aquatics), beginning in 2021.

I'd be happy to discuss this further as part of my City Managers report.

2. **Calendar**

See Attached

3. **Per Section 73 Of The City Charter The City Manager Is To Report Contract Agreements**

See Attached

4. **Meetings**

September 23

Rotary

City Council

September 24 -25

Washington D.C. APA Award

September 26

Annual State of the Schools

Strand Premier Event

September 30

Domtar Tour and Proclamation
CIP Work Session

October 1

Robert L. Milligan Lecture

October 3

OWU Groundbreaking of 1st phase of Residence Hall

October 4

COMMA
Unveiling of Hayes Statue

October 7

Rotary

October 9

Elmer Curry Honorary Sign Dedication

October

2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2 Planning Commission 6:30 pm	3	4	5
6	7	8 Sister City 6:00 pm	9 Civil Service Commission 3pm BZA 6:30 pm- Canceled	10	11	12
13	14 City Council 7pm	15	16	17 Airport Commission 6:30 pm	18	19
20	21 Parking and Safety 6pm	22 Shade Tree 6:30 pm	23 HPC 6:30 pm	24	25	26
27	28 City Council 7pm	29	30	31		

CONTRACT APPROVAL - October 14, 2019

VENDOR	EXPLANATION OF AGREEMENT	2019 AMOUNT	DEPARTMENT
Classic Steel Body	Performance Based Economic Incentive Grant	\$6,000	Economic Development
Ohio Assoc. of Chiefs of Police	Assessment Center for Police Sgt. Promotional Process	\$5,400	Police
The Aero-Mark Company, LLC	2019 Pavement Marking Maintenance Program	\$52,252.52	Public Works
Stawser Paving Company	2019 Pavement Maintenance Program (Local)	\$514,763	Public Works