

PLANNING COMMISSION
November 6, 2019
MOTION SUMMARY

ITEM 1. Roll Call

Chairman Simpson called the meeting to order at 6:30 p.m.

Members Present: Robert Badger, Jim Halter, Dean Prall, Andy Volenik, Mayor Carolyn Kay Riggle, Vice-Chairman George Mantzoros, and Chairman Stacy Simpson

Staff Present: Kyle Kridler, Assistant City Manager, Sean Hughes, Economic Development Director, Matt Weber, Deputy Engineer, Jordan Selmek, Zoning Officer, Lance Schultz, Zoning Administrator, and Dave Efland, Planning and Community Development Director

Mr. Efland introduced Mr. Kridler to the Commission.

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

Motion: Mr. Prall motioned to approve the Motion Summary for the Planning Commission meeting held on October 2, 2019, as recorded and transcribed, seconded by Vice-Chairman Mantzoros. Motion approved with a 7-0 vote.

ITEM 3. REGULAR BUSINESS

ITEM 4. PLANNING DIRECTOR'S REPORT

A. 2019-2346: A request by Connect for approval of a Combined Preliminary and Final Development Plan to expand Green Dental Office on approximately 0.991 acres on property zoned B-3 (Community Business District) and located at 133 West Hull Drive.

Anticipated Process

a. Staff Presentation

Mr. Selmek reviewed the proposed site plan and the request to add a 745 square foot expansion to the east side of the existing 2,685 square foot building on the western edge of the property. The applicant is also proposing to expand the existing parking lot from the current 20 spaces to a total of 31 parking spaces. Mr. Selmek reviewed that the applicant will be removing 171 caliper inches of trees and plans to plant 42 caliper inches of tree as a replacement and also make a payment in order to be in compliance with Chapter 1168 Tree Preservation Regulations.

b. Applicant Presentation

APPLICANT:

Dr. Robert Green
133 West Hull Drive
Delaware, Ohio

Dr. Green discussed his plan to expand the office to allow room for his son to be part of the practice.

c. Public comment (not a public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Halter motioned to approve 2019-2346, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

B. Enclave at the Ravines at Olentangy

- (1) 2019-2344: A request by T&R Properties for approval of a Preliminary Development Plan for Enclave at the Ravines at Olentangy containing 87 single family attached units on approximately 14.906 acres on property zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) located on the north side of Curve Road and west of Rochdale Run.
- (2) 2019-2345: A request by T&R Properties for approval of a Preliminary Subdivision Plat for Enclave at the Ravines at Olentangy containing 87 single family attached units on approximately 14.906 acres on property zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) located on the north side of Curve Road and west of Rochdale Run.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the location of the subject property, which is located within the Ravines at Olentangy development. He reviewed background information on the property and the plan to construct 87 ranch style attached dwelling units on individual lots. There will be two access points into the development from Rochdale Run. He reviewed the pedestrian connectivity. The building design would be similar to the developed Enclave at Adalee dwelling units. Mr. Schultz discussed that each unit would have a two-car garage with a driveway and that there would be 20 overflow parking spaces

located throughout the site.

b. Applicant Presentation

APPLICANT:

Ron Sabatino
3895 Stonebridge Court
Dublin, Ohio 43016

Mr. Sabatino discussed that the layout would be similar to the Enclave at Adalee and that it would be geared towards empty nesters.

Mr. Prall requested that the applicant discuss with the construction crews alternative routes to get to the location as he has witnessed twice construction vehicles hitting the bridge at Curve Road.

c. Public comment (not a public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Badger motioned to approve 2019-2344, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 7-0 vote.

Motion: Mr. Badger motioned to approve 2019-2345, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 7-0 vote.

C. Coughlin's Crossing (REMOVE FROM TABLE PRIOR TO READING)

Motion: Mr. Prall motioned to remove 2019-1578 and 2019-1579 from the table, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

- (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 reviewed the requested development text amendment to Sub-Areas 2,5, and 6 as well as an amended Preliminary Development Plan. Sub Areas 5 and 6 were proposed for amendment in accordance with the previous concept plan and Sub Area 2 was proposed for amendment from mixed use building to the west and residential to the east along Stratford Road to a Romanelli & Hughes apartment development with 194 total units, club house, open space, and several building configurations all of high design and material quality. The case was tabled at the August 7, 2019 Planning Commission meeting based on comments received by the Commission. Since then the developer has held additional private meetings with the surrounding neighbors. He discussed that the plan calls for smaller units along Stratford Road reducing each of the 4 primary buildings from 16 unit buildings to 12 unit buildings. The number of units fronting Stratford Road is now presented at 48. He discussed the roads and access to the development and that Sub-Area 2 would have full access points from Stratford Road and Coughlin Lane with secondary access points from Sub-Areas 3 and 4. The revised November 2019 plan includes a boulevard entrance and several elements of traffic calming along the length of the boulevard road. There were no changes to the pedestrian connectivity plan from the August 2019 Plan. He reviewed the proposed elevations and the buffering along Stratford Road and that open space location.

b. Applicant Presentation

APPLICANT:

Connie Klema
P.O. Box 991
Pataskala, Ohio

Jim Ohlin
148 West Schrock Road
Westerville, Ohio

Ms. Klema provided a visual presentation to show the development plans.

Mr. Hughes discussed the Economic Development plans for the area and that the project is in line with current trend that business parks

are developing. He discussed the development provides an opportunity for more white-collar jobs to keep workers in the City and that the development can provide a much needed office component of economic development.

Mr. Halter discussed the internal traffic calming measures and the impact to Stratford Road. Mr. Weber discussed that staff is not able to do traffic calming measures along Stratford Road and that the Access Management Plan does not support the closing of the designated access points. Staff is looking at ways to decrease congestion on Meeker Way as development in the area grows. Mr. Efland discussed that the traffic study conducted indicated the need for certain access points.

c. Public comment (public hearing)

PUBLIC PARTICIPATION:

Roger Plummer
2505 Stratford Road
Delaware, Ohio

Mr. Plummer voiced concerns on the higher density and the increase of traffic and speed violations along Stratford Road.

Ginger Williams
2637 Stratford Road
Delaware, Ohio

Ms. Williams stated that she was able to locate a builder that was willing to look at the project with housing and notified the applicant. She stated that in the August meeting, the applicant had notified the Commission that she was not able to find a builder. She discussed already heavy traffic conditions along Stratford Road due to cut through traffic and requested that the Commission stand with the original plan.

Jeannie Ball
1989 Stratford Road
Delaware, Ohio

Ms. Ball voiced concerns on the density.

John Kovalchik
1901 Stratford Road
Delaware, Ohio

Mr. Kovalchik voice concerns over the increase in traffic and that the car dealerships use Stratford Road to test drive the vehicles. He voiced a concern over traffic increases with the development. He supported the active space to the development.

Barb Martin
1901 Stratford Road
Delaware, Ohio

Ms. Martin voiced concerns over the increase of traffic on Stratford Road and that many use the road to avoid US 23. She voiced difficulty being able to safely cross the street to get her mail. She recommended a stop sign or traffic light to deter cut through traffic.

Ed Gifford
165 Beach Drive
Delaware, Ohio

Mr. Gifford discussed the presentation by the applicant allowed for a different perspective on the development.

Mr. Halter discussed that the traffic situation is an issue throughout the city. Mr. Volenik commended the applicant for taking into consideration previous comments at the August meeting into the plan and also working with the residents in the area.

d. Commission Action

Motion: Mr. Badger motioned to approve 2019-1578, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 7-0 vote

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Mr. Kovalchik voiced a concern over pedestrian connectivity and the lack of sidewalks. Mr. Weber discussed that Stratford Road is in the Bike Plan.

ITEM 4. PLANNING DIRECTOR REPORT

Mr. Efland provided information on the APA Award that was received.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Prall provided an update that Pulte Homes had put in ballards in the emergency access point on Cheshire Street to prevent use of daily traffic.

Vice-Chairman Mantzoros congratulated staff on the APA Award that they received.

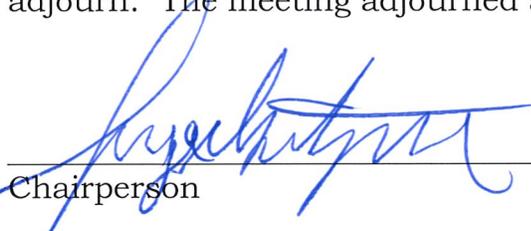
Mayor Riggle discussed that while working with realtors and customers they had a meeting to discuss what consumers want in a development. She discussed that input received was that older population do want smaller homes, but not necessarily smaller lots. A discussion was held regarding current development trends for lot sizes and affordable housing. Mayor Riggle also requested information on the material type used inside the Fisher Homes at the Olentangy Ravines and that it did not appear to be OSB materials.

ITEM 6. NEXT REGULAR MEETING: December 4, 2019

Chairman Simpson notified the Commission that he may be traveling this week for work and may be unable to attend.

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 8:39 p.m.



Chairperson



Elaine McCloskey, Clerk