

PLANNING COMMISSION
December 4, 2019
MOTION SUMMARY

ITEM 1. Roll Call

Vice-Chairman Mantzoros called the meeting to order at 6:30 p.m.

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

Members Absent: Chairman Stacy Simpson

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

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

ITEM 2. APPROVAL of the Motion Summary of the Planning Commission meeting held on November 6, 2019, as recorded and transcribed.

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

ITEM 3. REGULAR BUSINESS

A. 2019-2590: A request by Delaware City Schools for approval of a Combined Preliminary and Final Development Plan for an expansion to Schultz Elementary School located at 499 Applegate Lane on property zoned R-4 (Medium Density Residential District) which encompasses approximately 36.47 acres.

Anticipated Process

a. Staff Presentation

Mr. Selmek reviewed the property location and description and current zoning. Delaware City Schools is proposing another expansion to Schultz Elementary School that would encompass approximately 16,662 square feet. A bus drop-off road is proposed north of the proposed Penick Avenue extension through the middle portion of the school site. The City will design and construct the proposed Penick Avenue extension to connect the Delaware Meadows subdivision and the Sunnyview Farms subdivision. He reviewed the main access location which for students and the public will remain at Applegate Way. Sidewalk connectivity will be located on

both sides of the bus drop-off road in an front of the building entrance on the southeast wing of the school building. The building expansion will be near the playground area. Mr. Selmek reviewed the tree removal plan and replacement.

Mr. Halter questioned the connection of the road responsibility. Ms. Fortman discussed that the connection has been planned and is in the Thoroughfare Plan.

Mr. Prall requested information if there will be fencing around the drop off area.

b. Applicant Presentation

APPLICANT:

Jason Sherman
Director of Facilities and Transportation
Delaware City Schools
74 W. William Street
Delaware, Ohio

Mr. Sherman discussed that there were no plans for fencing.

Mr. Halter requested plans for the southern part of the property and if any of the baseball fields would be removed. Mr. Sherman explained that the southern part of the property is more of a wetland area and there are no construction plans. He stated that during the building expansion in 2014 there were 2 ball fields that were abandoned.

c. Public comment (not a public hearing)

PUBLIC COMMENT:

Brett Latta
376 North Sandusky Street
Delaware, Ohio

Mr. Latta discussed his recommendation to preserve the wetland area for environmental education purposes. He voiced no concerns on the project.

d. Commission Action

Motion: Mr. Prall motioned to approve 2019-2590, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 6-0 vote.

- B. 2019-2665: A request by VFW Post 3297 for approval of a Development Plan Exemption for an expansion to the VFW Building located at 481 South Sandusky Street on approximately 1.349 acres and zoned B-3 (Community Business District).

Anticipated Process

- a. Staff Presentation

Mr. Selmek reviewed the request to have a 1,614 square foot expansion on the east side of the existing building to create a designated bingo hall. He discussed the building design and parking requirements

- b. Applicant Presentation

APPLICANT:

Post Commander Connie Sue Watson
VFW Post 3297
481 South Sandusky Street
Delaware, Ohio

Ms. Watson discussed the purpose to have the new hall to be designated for bingo as the current room used for bingo has a bar that is required by the State to be closed.

Jim Clarke
7844 Flint Road
Columbus, Ohio

Mr. Clarke discussed the proposed design of the expansion.

- c. Public comment (not a public hearing)
d. Commission Action

Motion: Mr. Halter motioned to approve 2019-2665, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

- C. 2019-0927: A request by Westport Homes for approval of an Amended Preliminary Subdivision Plat for Springer Woods Section 3 on approximately 47.5 acres containing 121 single family lot on property zoned R-3 (One Family Residential District) located on the north side of West William Street (US 36) and south of Warrensburg Road.

Anticipated Process

- a. Staff Presentation

Mr. Efland reviewed the property location and background of past approvals. He discussed that this is the third and final phase which would be developed in two phases. He reviewed the original site plan from 2000 and the amended site plan for 2014. Mr. Efland reviewed the active space, which would include a tot lot area.

b. Applicant Presentation

APPLICANT:

Terry Andrews
Westport Homes
570 Executive Campus Drive, Suite 100
Westerville, Ohio

Jeff Strung
EMHT
5500 New Albany Rd
Columbus, Ohio

c. Public comment (not a public hearing)

PUBLIC COMMENT:

Brett Latta
376 North Sandusky Street
Delaware, Ohio

Mr. Latta voiced a concern regarding the proximity of the development to the active quarry and also the requirement by the Clean Water Act to get a permit to cross the streams. He also recommended to preserve the water quality to cross the stream at a single point. Ms. Fortman did inform him that they would be required to receive a permit and the City would receive a copy. Mr. Efland discussed that the quarry is not in City limits and he is unaware of any documented damage related to the quarry by homeowners.

d. Commission Action

Motion: Mr. Badger motioned to approve 2019-0927, along with all staff conditions and recommendations, seconded by Mr. Prall. Motion approved by a 6-0 vote.

D. Willowbrook Section 3

- (1) 2019-2622: A request by Medrock LLC for approval of a Final Development Plan for Willowbrook Section 3 on approximately 22.5 acres containing 88 single family lots on property zoned R-3 and R-6 (One Family Residential District and Multi-Family Residential

District) located on the north and south side of Boulder Drive between Minton Drive and Firestone Drive.

- (2) 2019-2623: A request by Medrock LLC for approval of a Final Subdivision Plat for Willowbrook Section 3 on approximately 22.5 acres containing 88 single family lots on property zoned R-3 and R-6 (One Family Residential District and Multi-Family Residential District) located on the north and south side of Boulder Drive between Minton Drive and Firestone Drive.

Anticipated Process

a. Staff Presentation

Mr. Efland reviewed the location map and proposed Development Plan. He discussed the current zoning to the area. The Development is on both the north and south side of Boulder Drive. This development will complete the connection for Boulder Drive to Firestone Drive. He reviewed the approved Preliminary Plan.

Mr. Efland formally amended Staff Recommendation 4 in both cases related to the corner lots. Condition 4 shall read “the developer will work with staff to increase corner lots 4, 5 19, and 44 to meet Chapter 1171 Design requirements as much as possible”.

Mr. Prall discussed parkland and open space. Mr. Efland discussed there is a bike path off Boulder Drive and that there is not any park or open space proposed in the subject site, but that the development is just east of the City’s Veterans Park and the YMCA.

b. Applicant Presentation

APPLICANT:

RJ Sabatino
2705 Donna Drive
Columbus, Ohio

Mr. Sabatino voiced willingness to work with staff over the amended staff conditions.

c. Commission Action

Motion: Mr. Badger motioned to approve 2019-2622 as amended, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

Motion: Mr. Badger motioned to approve 2019-2623 as amended, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

ITEM 4. PLANNING DIRECTOR REPORT

Mr. Efland reviewed the January meeting date.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Volenik discussed the growth and development on the east side of the City.

Mr. Halter requested that the City contact the township over a residential property with increase of rubbish/debris on the property.

Mr. Prall recognized the efficient work from inspectors for both himself and his neighbor.

Mr. Badger requested an update on the proposed hotel off William Street that is for sale.

ITEM 6. NEXT REGULAR MEETING: January 15, 2020

ITEM 7. ADJOURNMENT:

Motion: Mr. Badger moved for the Planning Commission meeting to adjourn. The meeting adjourned at 7:47 p.m.



Chairperson

Elaine McCloskey, Clerk