

PLANNING COMMISSION
May 5, 2021
MOTION SUMMARY

ITEM 1. Roll Call

Chairman Simpson called the meeting to order at 6:31 p.m.

Members Present Virtually: Sara Anderson, Tajudeen Bakare, Dean Prall, Andy Volenik, Mayor Carolyn Kay Riggle, Vice-Chairman George Mantzoros and Chairman Stacy Simpson

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

ITEM 2. APPROVAL of the Motion Summary of the Planning Commission meeting held April 7, 2021, as recorded and transcribed.

Motion: Mr. Prall motioned to approve the Motion Summary for the Planning Commission meeting held on April 7, 2021, as recorded and transcribed, seconded by Vice-Chair Mantzoros. Motion approved with a 7-0 vote.

ITEM 3. REGULAR BUSINESS

A. Glenross North

- (1) 2021-1052: A request by Vincent Romanelli for approval of a Rezoning Amendment from A-1 (Agricultural District) to R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) for an addition to the Glenross North Subdivision (Sections 5 & 6) on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road.
- (2) 2021-1056: A request by Vincent Romanelli for approval of a Conditional Use Permit allowing the Placement of PMU (Planned Mixed Use Overlay District) to be established for the addition to the Glenross North Subdivision (Sections 5 & 6) on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road.
- (3) 2021-1071: A request by Vincent Romanelli for approval of a Preliminary Development Plan for the Glenross North Subdivision Sections 5 and 6 on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road.
- (4) 2021-1072: A request by Vincent Romanelli for approval of a Preliminary Subdivision Plat for the Glenross North Subdivision Sections 5 and 6 on approximately 43.6 acres located east of Glenn Parkway and just south of Berlin Station Road.

Anticipated Process

a. Staff Presentation

Mr. Selmek reviewed the staff report. The subject parcel is located east of Glenn Parkway, west of the railroad tracks and north of the Glenross North Subdivision Sections 1-4. The parcel is in the process of being annexed

into the City. The developer is proposing to annex the 43.6 acres north of Glenross North Section 1-4 and requesting a Rezoning Amendment, Conditional Use Permit, Preliminary Development Plan and Preliminary Subdivision Plat to construct 91 single-family lots. He reviewed the site layout and access.

b. Applicant Presentation

APPLICANT:
Jeff Strung
EMHT
5500 New Albany Road
New Albany, Ohio

c. Public comment (public hearing)

PUBLIC PARTICIPATION:
Justin Bruff
2272 Berlin Station road
Delaware, Ohio

d. Commission Action

Motion: Mr. Prall motioned to approve 2021-1052, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2021-1056, along with all staff conditions and recommendations, seconded by Mr. Bakare. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2021-1071, along with all staff conditions and recommendations, seconded by Mayor Riggle. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2021-1072, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

B. Davis Subdivision Tract

- (1) 2021-1078: A request by Charles R. Davis for approval of a Rezoning Amendment from A-1 (Agricultural District) to R-3 (One-Family Residential District) for the Davis Tract Subdivision on approximately 30.708 acres located on the north side of West William Street and just west of the Springer Woods Subdivision.
- (2) 2021-1081: A request by Charles R. Davis for approval of a Preliminary Subdivision Plat for the Davis Tract Subdivision on approximately 30.708 acres located on the north side of West William Street and just west of the Springer Woods Subdivision.

Anticipated Process

a. Staff Presentation

Mr. Selmek reviewed the staff report that was provided to the Commission. The subject site is located on the north side of West William Street just west of the Springer Woods Subdivision. The proposal would consist of 77 single-family lots on approximately 30.708 acres. Primary access to the site would be from a new curb cut on West William Street while secondary access would be from Aaron Drive to the east and Penwell Drive to the north, both through the existing Springer Woods Subdivision. Also reviewed was the open space and landscaping.

b. Applicant Presentation

APPLICANT:

Michael R. Shade
Shade and Shade, LLC
236 West Central Avenue
Delaware, Ohio

Linda Menerey
EMHT
5500 New Albany Road
New Albany, Ohio

c. Public comment (public hearing)

PUBLIC PARTICIPATION:

Thomas Kovach
167 Bevan Way
Delaware, Ohio

d. Commission Action

Motion: Mr. Prall motioned to approve 2021-1078, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2021-1081, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR REPORT

Mr. Efland provided information on the tentative Planning Commission meeting scheduled for July 21, 2021 to review the CIP. The Commission is aware this topic of discussion may be presented at the first meeting in July.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: June 2, 2021

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 7:51 p.m.

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Chairperson

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Elaine McCloskey, Clerk