

PLANNING COMMISSION
June 2, 2021
MOTION SUMMARY

ITEM 1. Roll Call

Chairman Simpson called the meeting to order at 6:33 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, Dianne Guenther, Development Planner, and Dave Efland, Planning and Community Development Director

ITEM 2. APPROVAL of the Motion Summary of the Planning Commission meeting held May 5, 2021, as recorded and transcribed.

Motion: Mr. Prall motioned to approve the Motion Summary for the Planning Commission meeting held on May 5, 2021, as recorded and transcribed, seconded by Mayor Riggle. Motion approved with a 7-0 vote.

ITEM 3. REGULAR BUSINESS

A. 2021-1710: A request by the City of Delaware Historic Preservation Commission for approval of zoning text revisions to the Architectural Standards for the Downtown Historic District to include fiberglass-clad wood windows as an approved material.

Anticipated Process

a. Staff Presentation

Ms. Guenther reviewed the staff report and provided a history of the discussion by the Historic Preservation Commission which resulted in their recommendation to zoning text revisions to the Architectural Standards for the Downtown Historic District to include fiberglass-clad wood windows.

b. Applicant Presentation

c. Public comment (public hearing)

There was no public participation.

d. Commission Action

Motion: Mr. Prall motioned to approve 2021-1710, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

B. Burkhart Bend Subdivision

- (1) 2021-1671: A request by Margery Burkhart Trust for approval of a Rezoning Amendment from A-1 (Agricultural District) to R-1 (One Family Residential District) for Burkhart Bend Subdivision containing 3 single-family lots on approximately 29.455 acres located on the west side of Panhandle Road between 2133 and 2239 Panhandle Road and just east of the Olentangy River.
- (2) 2021-1672: A request by Margery Burkhart Trust for approval of a Final Subdivision Plat for Burkhart Bend Subdivision containing 3 single-family lots on approximately 29.455 acres located on the west side of Panhandle Road between 2133 and 2239 Panhandle Road and just east of the Olentangy River.

Anticipated Process

a. Staff Presentation

Mr. Efland reviewed the staff report that the current owner is proposing to subdivide the current four lots that encompasses 29.455 acres into three single family lots that would achieve compliance the R-1 zoning requirements. The subject site does not have City sanitary sewer and water service today and in the future.

b. Applicant Presentation

APPLICANT:

David Brehm
6 South Vernon Street
P.O. Box 321
Sunbury, Ohio 43074

c. Public comment (public hearing)

There was no public participation.

d. Commission Action

Motion: Mr. Volenik motioned to approve 2021-1671, along with all staff conditions and recommendations, seconded by Mr. Prall. Motion approved by a 7-0 vote.

Motion: Mr. Volenik motioned to approve 2021-1672, along with all staff conditions and recommendations, seconded by Mr. Prall. Motion approved by a 7-0 vote.

C. Terra Alta – Section 3

- (1) 2021-1533: A request by Terra Alta LLC. for approval of a Final Development Plan for Terra Alta Section 3 containing 11 single family lots on approximately 8.641 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Prato Road.

- (2) 2021-1534: A request by Terra Alta LLC. for approval of a Final Subdivision Plat for Terra Alta Section 3 containing 11 single family lots on approximately 8.641 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Prato Road.

Anticipated Process

a. Staff Presentation

Mr. Efland reviewed the staff report and the proposal for 11 single family lots on approximately 8.641 acres. He reviewed the access of the site from Prato Road thru Section 2.

b. Applicant Presentation

APPLICANT:

Jim Ohlin
148 West Schrock Road
Westerville, Ohio

John Bruno
5500 New Albany Road
Columbus, Ohio

- c. Public comment (not a public hearing)
There was no public participation.

d. Commission Action

Motion: Mr. Prall motioned to approve 2021-1533, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2021-1534, 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 informed the Commission that it is expected to return to open meetings in July. He also discussed the tentative date of July 21, 2021, to have a special meeting for the Planning Commission to review the CIP. This topic of discussion may occur at the July 7 meeting depending on time.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Prall requested information regarding the dynamic speed feedback signs along Cheshire.

ITEM 6. NEXT REGULAR MEETING: July 7, 2021

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 7:11 p.m.



Chairperson



Elaine McCloskey, Clerk