

**PLANNING COMMISSION
MARCH 3, 2021
MOTION SUMMARY**

ITEM 1. Roll Call

Chairman Simpson called the meeting to order at 6:34 p.m.

Members Present Virtually: Sara Anderson, Tajudeen Bakare, Dean Prall, Andy Volenik, Mayor Carolyn Kay Riggle (exited meeting due to computer issues from 6:48 p.m. until 7:03 p.m.), Vice-Chairman George Mantzoros and Chairman Stacy Simpson

Staff Present Virtually: Carrie Fortman, Project Engineer, Lance Schultz, Zoning Administrator and Dave Efland, Planning and Community Development Director

ITEM 2. APPROVAL of the Motion Summary of the Planning Commission meeting held February 3, 2021, as recorded and transcribed.

Motion: Vice-Chair Mantzoros motioned to approve the Motion Summary for the Planning Commission meeting held on February 3, 2021, as recorded and transcribed, seconded by Mr. Volenik. Motion approved with a 7-0 vote.

ITEM 3. REGULAR BUSINESS

A. Boulder Reserve

- (1) 2021-0268: A request by T&R Properties for approval of a Final Development Plan for Boulder Reserve containing 90 single-family attached units on approximately 21.44 acres on property zoned R-6 PUD (Multi-Family Residential District with a Planned Unit Development Overlay District) and located on the south side of Boulder Drive and east of the City YMCA.
- (2) 2021-0269: A request by T&R Properties for approval of a Final Subdivision Plat for Boulder Reserve containing 90 single-family lots on approximately 21.44 acres on property zoned R-6 PUD (Multi-Family Residential District with a Planned Unit Development Overlay District) and located on the south side of Boulder Drive and east of the City YMCA.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the staff report including location and zoning of the property. This site is located in the Willowbrook Planned Unit Development within the Multi-Family 4 Area which allows 90 multi-family units. The proposed development has 90 single family attached units that would include 54 ranch and 36 townhomes. The development would be connected to the existing City bike path along the southside of Boulder Drive by an internal private sidewalk on the interior of Lennel Loop and be connected to Veteran's Park bike path located just west of the development by paths through two common open spaces located just west of Lennel Loop. This development would have a total of 38 overflow parking spaces

for visitors and the like, three cluster mailbox locations and a dog park. Staff reviewed the width of the street and the requirement by the Fire Department that there be no parking on either side of the street.

b. Applicant Presentation

APPLICANT:

RJ Sabatino
2705 Donna Drive
Columbus, Ohio

c. Public comment (not a public hearing)

The Clerk informed the Commission that there was no request to speak, or emails provided for public input.

d. Commission Action

Mayor Riggle exited the meeting at 6:48 p.m. due to computer failure.

Motion: Mr. Prall motioned to approve 2021-0268, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

Motion: Mr. Prall motioned to approve 2021-0269, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

B. Communities at Glenross – Section 17

- (1) 2021-0275: A request by Pulte Homes for approval of a Final Development Plan for the Communities at Glenross Section 17 for 27 single-family lots on approximately 8.321 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Sunstone Lane and Cambrie Drive
- (2) 2021-0276: A request by Pulte Homes for approval of a Final Subdivision Plat for the Communities at Glenross Section 17 for 27 single-family lots on approximately 8.321 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Sunstone Lane and Cambria Drive.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the staff report including the property location and zoning. He discussed that the developer is requesting a Final Development Plan and Final Subdivision Plat for Section 17 which consist of 27 single-family lots on 8.321 acres. He reviewed the access to Section 17, pedestrian connectivity, lot size and building design.

b. Applicant Presentation

APPLICANT:

Joe Lamparyk
475 Metro Place South
Dublin, Ohio

- c. Public comment (not a public hearing)

The Clerk informed the Commission that there was no request to speak or emails provided for public input.

- d. Commission Action

Mayor Riggle rejoined the meeting at 7:03 p.m.

Motion: Mr. Prall motioned to approve 2021-0275, along with all staff conditions and recommendations, seconded by Ms. Anderson. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2021-0276, along with all staff conditions and recommendations, seconded by Ms. Anderson. Motion approved by a 7-0 vote.

C. Communities at Glenross – Section 19

- (1) 2021-0278: A request by Pulte Homes for approval of a Final Development Plan for the Communities at Glenross Section 19 for 36 single-family lots on approximately 10.437 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Bluestone Lane.
- (2) 2021-0280: A request by Pulte Homes for approval of a Final Subdivision Plat for the Communities at Glenross Section 19 for 36 single-family lots on approximately 10.437 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Bluestone Lane.

Anticipated Process

- a. Staff Presentation

Mr. Schultz reviewed the staff report for Communities at Glenross, Section 19. This section is proposed to have 36 single-family lots on 10.437 acres. He reviewed the current zoning and location of the property, as well as roads and access and pedestrian connectivity.

- b. Applicant Presentation

APPLICANT:

Joe Lamparyk
475 Metro Place South
Dublin, Ohio

Mr. Lamparyk discussed the plans for cluster mailboxes and that they would like to not place directly in front a single-family home. He also discussed the plans to connect Winterbourne Drive with the construction

of Section 14.

c. Public comment (not a public hearing)

The Clerk informed the Commission that there were no request to speak or emails provided for public input.

d. Commission Action

Motion: Mr. Prall motioned to approve 2021-0278, along with all staff conditions and recommendations, seconded by Ms. Anderson. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2021-0280, along with all staff conditions and recommendations, seconded by Ms. Anderson. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR REPORT

Mr. Efland discussed that there will be a special Planning Commission meeting held on March 17, 2021 to review the Comprehensive Plan.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Volenik discussed the progress relating to the Sheetz construction.

Mr. Prall questioned if there were any plans for upcoming commercial development.

ITEM 6. NEXT REGULAR MEETING: April 7, 2021

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 7:43 p.m.

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Chairperson

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Elaine McCloskey, Clerk

**PLANNING COMMISSION
MARCH 17, 2021
MOTION SUMMARY**

ITEM 1. Roll Call

Chairman Simpson called the meeting to order at 6:39 p.m.

Members Present Virtually: Sara Anderson, Tajudeen Bakare, Dean Prall, Andy Volenik, Mayor Carolyn Kay Riggle, Vice-Chairman George Mantzoros (arrived at 6:45 p.m.) and Chairman Stacy Simpson

Comprehensive Plan Committee Members Present: John Rybka, Jack Hilborn, Stephanie Hauck

Staff Present Virtually: Carrie Fortman, Project Engineer, Bill Ferrigno, Public Works Director/City Engineer, Jordan Selmek, Zoning Officer, Dianne Guenther, Development Planner, Lance Schultz, Zoning Administrator and Dave Efland, Planning and Community Development Director

ITEM 2. REVIEW and DISCUSSION of Draft Delaware Together Comprehensive Plan

Mr. Efland reviewed the agenda for the review of the Comprehensive Plan with will include setting the stage, public engagement, goals, objectives and actions, character and land use and implementation. Mr. Ferrigno provided an update on the Transportation Plan and how it coincides with the Comprehensive Plan.

He discussed that the purpose of the meeting is to share highlights of the Delaware Together process and receive feedback. The new plan is to help respond to current development trends and growth pressures, incorporated updated information, address new planning issues and integrate new technologies and best practices. Goals included manage growth and change, advance economic prosperity, build social cohesion and equity, promote housing quality and variety, leverage resources, infrastructure and amenities and ensure fiscal sustainability. He reviewed the key themes for each of these goals. He discussed the Implementation Matrix and the six areas of focus. He reviewed the next steps to finalize the plan and formal adoption with Council.

Mr. Ferrigno reviewed the Transportation/Thoroughfare Plan which includes completed and proposed roadway and intersection improvements. The Thoroughfare Plan is more focused on the highway road system. He discussed how the plan has completed roadway/intersection improvements, proposed and removed plans.

ITEM 3. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 7:49 p.m.

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Chairperson

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Elaine McCloskey, Clerk