

**PLANNING COMMISSION
JANUARY 15, 2020
MOTION SUMMARY**

ITEM 1. Roll Call

Chairman Simpson called the meeting to order at 6:31 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: Jon Roseler, Project Engineer, Carrie Fortman, Project Engineer, Jordan Selmek, Zoning Officer and Dave Efland, Planning and Community Development Director

ITEM 2. INTRODUCTION of Jon Roseler, Project Engineer

ITEM 3. APPROVAL of the Motion Summary of the Planning Commission meeting held on December 4, 2019, as recorded and transcribed.

Motion: Mr. Prall motioned to approve the Motion Summary for the Planning Commission meeting held on December 4, 2019, as recorded and transcribed, seconded by Mr. Volenik. Motion approved with a 6-0-1 (Simpson) vote.

ITEM 4. REGULAR BUSINESS

- A. 2019-2796: A request by Dublin Building Systems for approval of a Combined Preliminary and Final Development Plan for an expansion to Charter Nex located at 1188 South Houk Road on property zoned M-2 (General Manufacturing District) which encompasses approximately 21.783 acres.

Anticipated Process

a. Staff Presentation

Mr. Selmek reviewed the subject property location on the west side of Houk Road. There is an existing 65,000 square foot manufacturing building that was constructed in 1997. The applicant is proposing a 30,000 square foot addition to the rear of the building with two loading docks. In addition, a 2,600 square foot wood pallet shed would be located on the north elevation on the existing building and 1,050 square foot addition the cafeteria located on the southeastern portion of the building. He discussed the materials for the building would be similar to existing materials.

b. Applicant Presentation

APPLICANT:

Rich Irelan
Dublin Building Systems
6233 Avery Road
Dublin, Ohio

Ed Bush
Charter NEX
1188 South Houk Road
Delaware, Ohio

Mason Malcom
The Kleingers Group
350 Worthington Road, Suite B
Westerville, Ohio 43082

Mr. Irelan voiced no concerns regarding staff conditions. Mr. Bush discussed the nature of the business and not expecting an increase in traffic, but the creation of a higher value product.

c. Public comment (not a public hearing)

There was no public participation.

d. Commission Action

Motion: Vice-Chairman Mantzoros motioned to approved 2019-2796, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved with a 7-0 vote.

B. Winterbrook Place

- (1) 2019-2890: A request by Grden LLC for approval of a Final Development Plan for Winterbrook Place Phase 1 on 30.452 acres containing 66 single family lots on property zoned R-3 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located on Winterbourne Drive, Sienna Glenn Drive, Mahogany Drive, Gardenia Lane and Silver Pine Lane.
- (2) 2019-2892: A request by Grden LLC for approval of a Final Subdivision Plat for Winterbrook Place Phase 1 on 30.452 acres containing 66 single family lots on property zoned R-3 PMU (One Family Residential District with a Planned Mixed Use Overlay District) and located on Winterbourne Drive, Sienna Glenn Drive, Mahogany Drive, Gardenia Lane and Silver Pine Lane.

Anticipated Process

a. Staff Presentation

Mr. Efland reviewed the subject project site and zoning. He reviewed that City Council approved a Rezoning Amendment, conditional Use Permit and Preliminary Development Plan for the development. The property site was annexed into the City in June 2019. The applicant is requesting the Final Development Plan and Final Subdivision Plat for Phase 1. Phase 1 was originally planned for the other part of the property site, but due to wetlands in this area the applicant decided to start construction on the eastern portion of the site fronting Peachblow Road. After mitigation of the wetlands issues, the next phase to be constructed would be the eastern portion of the site. He discussed the property site layout and setbacks. Mr. Efland discussed staff condition 14. A discussion was held regarding the requirement for mailbox clusters.

Mr. Prall questioned if there would be fencing along the roads near retention ponds. Ms. Fortman discussed that the retention ponds will be evaluated to determine if they meet the criteria for fencing during the review process.

b. Applicant Presentation

APPLICANT:

Bob Grden
Grden, LLC
10590 Wellington Blvd.
Powell, Ohio

Jeff Strung
EMH&T
5500 New Albany Rd.
Columbus, Ohio 43054

Mr. Strung discussed that they had a conversation with AEP to get permission to place fencing residential properties. He voiced concern over the landscape plan near the power lines and he recommended allowing for evergreen shrubs in the place of trees to avoid the need of trimming around the power lines.

c. Public comment (not a public hearing)

There was no public participation.

d. Commission Action

Motion: Mr. Badger motioned to approve 2019-2890, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

Motion: Mr. Badger motioned to approve 2019-2892, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

- C. 2019-2873: A request by American StructurePoint for review of a Concept Plan for Merchant's Retail for a Self-Indoor Storage Facility and Commercial Outparcel on 8.276 acres located on the north side of West Central Avenue between Fire Station 303 and Locust Curve Drive on property zoned B-1 (Neighborhood Business District).

Anticipated Process

a. Staff Presentation

Mr. Efland discussed the property location which is located on the north side of West Central Avenue just west of Fire station 303 and just east of Locust Curve Drive. The applicant is proposing to divide the site into two parcels that would include a self-storage facility on approximately 7.066 acres and a 1.21 acre commercial out parcel. The proposed development would have two access points with a right-in/right-out on West Central Avenue and a private shared service road that extends west from Lexington Boulevard thru the Fire Station 303 property to the subject site. Mr. Efland discussed the plan to have a self-storage indoor facility and two outdoor facilities. A security fence would surround the property. Mr. Efland discussed the recommended color scheme of beige/tan colors and the use of Delaware Blue Vein Limestone. Information was provided over the plans to preserve as many of the existing trees on the lot as possible and clarification was given regarding the access to the back drive to Fire Station 303.

Mr. Halter discussed if the access point on Central Avenue could be combined with the Fire Station 303. Ms. Fortman discussed the preference for the access to be separate to designate the access to the fire station to be for fire and EMS vehicles only. Ms. Fortman to speak with staff on the request for clarification.

b. Applicant Presentation

APPLICANT:

Shawn Goodwin
American StructurePoint

2550 Corporate Exchange Drive, Suite 300
Columbus, Ohio 43231

Mr. Goodwin discussed the Commissions opinion on the use of the parcel as a storage facility. Mr. Prall voiced his agreement to the use as a storage facility and recognized other uses that the property could be used for, such as a restaurant. Chairman Simpson discussed previous residents concerns when it was proposed to have a Dollar General on the property. He recommended that the applicant meet with the residents over the proposal for the input. Mr. Halter voiced his support of the project and that the use will not generate a lot of extra traffic. Chairman Simpson requested clarification if boats can be stored outside of the property. Mr. Goodwin discussed that there would not be room for outdoor storage of boats. Mr. Prall recommended establishing a tree preservation for the area of trees that are to be reserved. Mr. Goodwin discussed their goal to save as many trees as possible.

Mr. Efland discussed the recommended color scheme and that the next steps would be to complete a tree survey. The Commission was in favor of the applicant moving forward with an application with a Conditional Use with a Mixed Use PMU.

c. Public comment (not a public hearing)

There was no public participation.

d. No Action by Commission

ITEM 5. PLANNING DIRECTOR REPORT

ITEM 6. COMMISSION MEMBER COMMENTS AND DISCUSSION

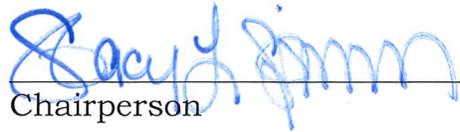
Vice-Chairman Mantzoros discussed the Council Work Session that was held January 6, 2020 to discuss the US 23 Corridor.

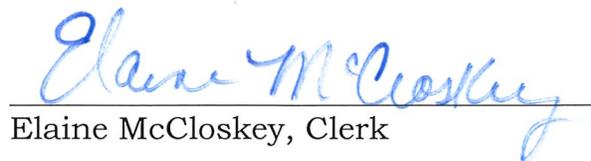
Mr. Prall discussed the benefits to the meeting time starting at 6:30 p.m.

ITEM 7. NEXT REGULAR MEETING: February 5, 2020

ITEM 8. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 7:56 p.m.


Chairperson


Elaine McCloskey, Clerk