

**PLANNING COMMISSION
FEBRUARY 5, 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: Carrie Fortman, Project Engineer, Lance Schultz, and Dave Efland, Planning and Community Development Director

ITEM 3. APPROVAL of the Motion Summary of the Planning Commission meeting held on January 15, 2020, as recorded and transcribed.

Motion: Mr. Halter motioned to approve the Motion Summary for the Planning Commission meeting held on January 15, 2019, as recorded and transcribed, seconded by Mr. Badger. Motion approved with a 7-0 vote.

ITEM 3. REGULAR BUSINESS

A. 2020-0010: A request by K2 Development for approval of a Combined Preliminary and Final Development Plan at Glenwood Commons Shopping Center for an approximate 96,100 square foot Retail Building located at 1180 Sunbury Road and zoned B-3 PMU (Community Business District with a Planned Mixed-Use Overlay District) on approximately 14.198 acres.

Anticipated Process

a. Staff Presentation

Mr. Efland discussed that the applicant had handed staff updated renderings prior to the meeting which was provided to the Commission. Mr. Efland states that the recommendations for design are relative to the requirements and the current design and not on the name of the potential businesses that will be coming in.

Mr. Schultz discussed that the site is the former Home Depot site which is located between the Kohls and Meijer's. The property has a future phase that could be added to the structure but is not in this application and would require a separate Preliminary and Final Development Plan approval. The majority of the parking lot and roadway network was constructed in 2008. The rear of the building would be accessed from Mill Run Crossing from a roundabout where the loading docks and dumpsters

are located. He discussed that the parking lot may need seal coated and brought up to grade where needed and the parking spaces re-stripped per the engineering requirements. The site plan configuration is proposing a 96,1000 square foot building to be divided into a 55,000 Square Foot Hobby Lobby, and 8,500 square foot Five Below, an 10,500 square foot Ulta Beauty and 22,000 square foot TJ Maxx. Parking at the site is appropriate. Hobby Lobby and TJ Maxx will have loading docks behind their site. The dumpsters enclosures shall be constructed of brick or stone to match the building. The Applicant will be responsible to install foundation landscaping and replace any existing landscaping that may be removed during construction. The existing interior parking lot trees, shrubs and mulch shall be upgraded and replaced to complement the new building. There was no signage in the application and each tenant shall be responsible to submit a sign permit that shall achieve compliance with the approved 2008 Comprehensive Sign Plan.

Mr. Schultz discussed the side and rear elevation concern. The front on the building would be comprised of a pre-cast concrete panel with embedded clay masonry units. The side and rear elevations are proposed to be a pre-case concrete panel form line. The Office Depot was requested to update the materials to their side of the building due to the visibility to the public and staff is requesting the same requirement. Staff recommends five critical design elements that need upgraded: 1. The wainscoting and columns on the building shall be Delaware blue vein limestone; 2. The decorative EIFS cornice with meal coping on the Hobby Lobby building shall be extended in at least a "stepped" cornice form to the TJ Maxx, Ulta Beauty and Five Below buildings; 3. The western elevation of the Hobby Lobby building shall be upgraded to pre-cast concrete panel with embedded clay masonry with wainscoting and pilasters to better match the adjacent Office Depot design; 4. The EIFS of the TJ Maxx shall be revised from the proposed China White color to a beige color to match the other building sand conform with plan requirements of the center and the amount of the EIFS material shall be reduced to be in better scale with the other developments; 5. The eastern side elevation of TJ Maxx shall be pre-cast concrete paned with embedded clay masonry unit.

Mr. Badger did not recommend upgrades to the siding of the TJ Maxx building if there is a potential to add on to the development site. Mr. Schultz explained that the applicant is not 100% sure that there will be an expansion. Mr. Prall requested if there would be additional traffic signal light at Glenn Road and U.S.36/37. Ms. Fortman to provide this information at a later time.

b. Applicant Presentation

APPLICANTS:

Mark Drane
Rognov Architects
32500 Telegraph Rd. Suite 50
Bingham Farms, MI

Kris Krstovski
K2 Development
1136 Winter Berry Drive
Plain City, Ohio

Mike Neikirk
Neikirk Engineering
306 North Market Street, Suite 101
Evansville, Indiana

Mr. Drane discussed some concerns regarding the materials. He provided information on the form liner and that the face will be stained to look like brick. He prefers the form liner on the western elevation. He discussed their proposed changes that were provided in the amended renderings. He also discussed the form liner to be used on the TJ Maxx side elevation and that they put more detailed cornice on the elevations. He discussed their preference to keep the China White color but have tried to reduce the color. Mr. Drane discussed the conditions that he had concerns with. Condition 2 he discussed the seal coating of the parking lot surface. Condition 5 he would prefer to use the form liner. Condition 7 feels that the form liner should be considered.

Chairman Simpson discussed the seal coating staff recommendations. Ms. Fortman discussed that a wearing course would be required if not applied or is in poor condition. Ms. Fortman recommended that this be addressed during plan review. Mr. Neikirk recommended that the recommendation be to remove the wording of seal coating. Mr. Efland discussed the planning process along with the engineering process for approval. Ms. Fortman recommended that the change could reflect the wording that "improvements shall be made to parking area as found necessary by Public Works or Engineering during Plan Review."

Motion: Mr. Badger recommended that in Condition 2 remove the wording "shall need to be seal coated" and state "the parking lot shall be brought up to grade where needed and parking spaces restriped where required by Engineering", seconded by Mr. Halter. Motion approved by a 7-0 vote.

Mr. Simpson reviewed staff Condition 5 and clarified that the applicant wanted to use the form liner in lieu of the embedded clay masonry at the

western elevation. Mr. Krstovski discussed that the form liner saves a 1/3 of the cost. He discussed the need to reduce cost for the investors to move forward with the project and that they are not able to create an NCA as there is already one in place. He does expect that the expansion will happen and there is interest in the area, but that they are waiting to see how the project does. Mr. Halter discussed how long will the concrete stain last. Mr. Krstovski stated the stain will last for about 12 years. A discussion was held regarding the landscaping needs around the building.

Motion: Mr. Badger motioned that in Condition 5 the western elevation shall be per the revised submitted elevation on February 5, 2020, seconded by Mr. Halter. Motion approved by a 7-0 vote.

Chairman Simpson reviewed Condition 6. Mr. Efland discussed that all cornices shall not be white. He recommends that there is a white signage directly behind the letters, but not a full white EIFS. The applicant was in agreement to not have a white cornice.

Motion: Mr. Halter motioned to approve changes to condition 6 as resubmitted by the Applicant and approved by staff, seconded by Mr. Badger. Motion approved by a 7-0 vote.

Mr. Efland recommended that Condition 7 be revised that the eastern side elevation shall be per the revised elevation submitted by the Applicant.

Motion: Mr. Badger motioned to amend Condition 7 to the eastern side elevation shall be per the revised elevation submitted by the Applicant on February 5, 2020, seconded by Mr. Halter. Motion approved by a 7-0 vote.

Mr. Efland clarified Condition 13, the Applicant voiced no further concerns.

c. Public comment (not a public hearing)

There was no public comment.

d. Commission Action

Motion: Mr. Badger motioned to approve 2020-0010, along with all staff conditions and modified staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 7-0 vote.

B. 2020-0035: A request by the Delaware General Health District for approval

of a Preliminary Development Plan for a New Office Building at 470 South Sandusky Street on approximately 9.4 acres on property zoned PO/I (Planned Office/Institutional District).

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the request for a new office building for the General Health District. The General Health District will be moving from their current offices in downtown Delaware and are constructing a 30,000 square foot office building with the potential to expand by 10,000 square feet to accommodate their main offices at this location. This property site was the former Leroy Jenkins property and that City demolished the main building in 2014, but the existing house on the western portion of the site remains. This house is expected to remain and be used for storage. He reviewed the zoning which is PO/I which permits an office use in this zoning district. He discussed the roads and access points. The new office Building would utilize the existing northernmost curb cut from South Sandusky Street to access the development while the southernmost curb cut would be eliminated. An emergency only curb cut with a gravel driveway, which was approved by the Fire Department, would extend from Magnolia Drive on the western portion of the site into the development. Bollards would separate the emergency access drive from Magnolia Drive.

Mr. Schultz discussed pedestrian connectivity and that the existing sidewalk along the frontage of the subject site along South Sandusky Street would need to be maintained. He reviewed the location of the dumpster. A comprehensive landscape plan would need to be submitted that would include street trees, front yard trees, interior parking lot landscaping, foundation landscaping and perimeter buffering. He discussed buffering requirements along the northern and southern part of the property where there is residential homes and along the parking lot. Staff requires a tree survey on the site to determine what trees will need to be remove and the applicant will need to achieve compliance with Chapter 1168 Tree Preservation Requirements.

Mr. Schultz reviewed the building design and proposed materials. He reviewed the staff conditions.

Mr. Mantzoros requested information on how the traffic will be impacted. Ms. Fortman discussed that there is already a turn lane. Mr. Halter voiced a concern over the gravel driveway and the potential for dust. He also voiced a concern over the use of metal siding. Mr. Efland discussed the use of gravel in previous sites. He discussed the grade of the site and how far back the building sits is that it will not be seen much from the street view.

b. Applicant Presentation

APPLICANT:

Bill Souders, Architect
Moody Nolan Inc.
300 Spruce Street
Columbus, Ohio

James Leesebench, Engineer
Moody Nolan Inc.
300 Spruce Street
Columbus, Ohio

Pat Blayney, Vice-President
Board of Health
1 West Winter Street
Delaware, Ohio

David Knowlton, Finance & Operations Director
General Health District
1 West Winter Street
Delaware, Ohio

Mr. Souders discussed the location of the building on the site and discussed the 75-foot residential setback and additional setback for parking lot. He discussed concerns over condition 6 and 9. Mr. Efland discussed the requirement for front yard trees and street trees. Mr. Souders discussed that they are not ready to bring the house up to code and will need to leave it as is at this time. He discussed the landscaping, but discussed not able to implement the planting due to financial reasons. Mr. Blayney discussed implementing the landscaping after approximately a year and expect to be summer following completion. Mr. Efland discussed initially focusing on the parking lot area to prevent headlights to residents and fill in some areas at a later date. Mr. Souder discussed the preference of materials due to cost effectiveness.

Mr. Halter voiced his concern on waiting for perimeter landscaping. Mr. Souder discussed that the growing season would be summer/fall. Mr. Halter voiced that this request would not typically be allowed and must look at the interest of the surrounding homeowners. He acknowledged the large amount of buffering needed and potential high cost but waiting can set a precedence. A discussion was held on the previous use of gravel. Ms. Fortman discussed that the type of gravel and

requirements can be worked out during the final development plans.

Mr. Prall requested information on the condition of the current home on the property. The Applicant discussed that the home is structurally sound, and that it is current discussions at a board level to determine what to do with it. Current cost estimates for demolition would be approximately \$90,000.

Mr. Knowlton discussed that they have met with the surrounding neighbors and there was a request by some to have privacy removed.

Mayor Riggle requested input to provide to Council from the Commission regarding the materials. Mr. Prall voiced that he would not be in favor on waiting on landscaping and recommend fencing or landscape buffering for the neighbors. He did not voice concerns over the use of metal siding due to current zoning. Mr. Halter discussed that he was not against materials but wants to make sure that the Commission has an answer for future applicants. Chairman Simpson discussed that if the zoning allows for this material then it should be allowed.

c. Public comment (not a public hearing)

PUBLIC COMMENT:

Jeannette and Jim Haag
65 English Terrace
Delaware, Ohio

Mr. and Mrs. Haag voiced their support to the health district coming in, but voiced concerns over the building materials and prefer a black chain link fence than landscaping.

Tim and Holly Napier
440 South Sandusky Street
Delaware, Ohio

Mr. Napier discussed their support to the health district as a use for the site, but voiced a concern on the existing fence and would prefer for the fence to be filled in with slits where there are missing pieces.

d. Commission Action

Motion: Mr. Halter motioned to approve 2020-0035, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR REPORT

Mr. Efland provided an update on the Comprehensive Plan.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Volenik questioned what the occupancy was at the Flats on Houk.

Mr. Prall voiced a question regarding the Delaware South NCA.

ITEM 6. NEXT REGULAR MEETING: March 4, 2020

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 8:47 p.m.


Chairperson


Elaine McCloskey, Clerk