

PLANNING COMMISSION
March 4, 2020
MOTION SUMMARY

ITEM 1. Roll Call

Chairman Simpson called the meeting to order at 6:30 p.m.

Members Present: Robert Badger, Jim Halter, Dean Prall, Andy Volenik, Mayor Carolyn Kay Riggle and Chairman Stacy Simpson

Members Absent: Vice-Chairman George Mantzoros

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

Motion to Excuse: Mr. Badger motioned to excuse Vice-Mayor Mantzoros, seconded by Mayor Riggle. Motion approved by a 6-0 vote.

ITEM 2. APPROVAL of the Motion Summary of the Planning Commission meeting held on February 5, 2020, as recorded and transcribed.

ITEM 3. REGULAR BUSINESS

A. Terra Alta

- (1) 2020-0258: A request by Terra Alta LLC for a Rezoning Amendment for Terra Alta from A-1 and R-2 PMU to A-1 and R-2 PMU on approximately 472.9 acres and located north of Braumiller Road, east of Pollock Road and west of Berlin Station Road (No zoning changes to the Stockdale Farms portion of the development).
- (2) 2020-0259: A request by Terra Alta LLC for a Conditional Use Permit allowing the Placement of a Mixed-Use Overlay District (PMU) for Terra Alta on 472.9 acres zoned A-1 and R-2 PMU located north of Braumiller Road, east of Pollock Road and west of Berlin Station Road.
- (3) 2020-0260: A request by Terra Alta LLC for an Amended Preliminary Development Plan for Terra Alta on approximately 472.9 acres on property zoned A-1 and R-2 PMU and located north of Braumiller Road, east of Pollock Road and west of Berlin Station Road.
- (4) 2020-0261: A request by Terra Alta LLC for an Amended Preliminary Subdivision Plat for Terra Alta on approximately 472.9 acres on property zoned A-1 and R-2 PMU and located north of Braumiller Road, east of Pollock Road and west of Berlin Station Road.

Anticipated Process

a. Staff Presentation

Mr. Schultz discussed the subject site in which the current Terra Alta development is zoned A-1 PMU and the current Stockdale

Farms is zoned R-2 PMU while the 68,275 acres located between the two developments is zoned A-1. The developer is looking to amend the zoning and combine the developments into one coordinated master planned community to be known as Terra Alta. The property would be developed into 12 Sub-Areas and will consist of detached single-family homes, attached and or detached single family condominiums, duplexes and patio homes. The development will have a total of 870 single family units with 657 single family lots and 213 condominium, patio home and duplex units on 472.9 acres. Mr. Schultz discussed the access to the subject site and site layout. The entire development will have approximately 179.28 acres of open space in 18 reserve areas and the tree preservation and requirements were reviewed.

Mr. Prall questioned if the development will be included in the new mailbox standards, which Mr. Efland replied yes. Mr. Prall requested a breakdown of the school district boundaries.

b. Applicant Presentation

APPLICANT:

Jeff Strung
EMHT
5500 New Albany Road
Columbus, Ohio

Jeff Ohlin
Terra Alta LLC
148 West Schrock Road
Westerville, Ohio

c. Public comment (public hearing)

PUBLIC COMMENT:

Dean Smith
1631 Berlin Station Road
Delaware, Ohio

Mr. Smith questioned if a traffic study was completed and voiced safety concerns related to the increase of traffic. Ms. Fortman reviewed the past traffic study.

Scott Dodge
922 Pollock Road
Delaware, Ohio

Mr. Dodge discussed he was impressed with the development. He voiced concern on traffic on Pollock Road, but did notice that trees were cut at the curve to increase site distance. He discussed his preference for a bike path along Pollock. Mr. Efland discussed the City Plan is to keep Pollock as a scenic route. He discussed the longer term City Plan is to make greenway corridor along the river and coordinating bike paths with the new Preservation Park location.

Roger Plummer
2505 Stratford Road
Delaware, Ohio

Mr. Plummer requested a timeline for the development to be built.

Richard Konkolewski
339 Braxton
Delaware, Ohio

Mr. Konkolweski voiced concerns relating to traffic and concerns on turning left off of Pollock onto US 23. Mr. Efland discussed ODOT may have a long term plan to limit traffic pattern on Pollock Road.

Justin Brenner
348 Pacena Road
Delaware, Ohio

Mr. Brenner requested a clarification of number of lots in the development

Mr. Ohlin discussed the diversity of homes to be built and the phasing schedule and price range. Mr. Strung reviewed staff recommendations 1, 19 and 27.

d. Commission Action

Motion: Mr. Badger motioned to approve 2020-0258, along with all staff recommendations and conditions, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

Motion: Mr. Badger motioned to approve 2020-0259, along with all staff recommendations and conditions, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

Motion: Mr. Badger motioned to approve 2020-0260, along with all staff recommendations and conditions, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

Motion: Mr. Badger motioned to approve 2020-0261, along with all staff recommendations and conditions, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

- B. 2020-0225: A request by Skilken Gold Real Estate Development for approval of a Combined Preliminary and Final Development Plan for Sheetz located at 700 Sunbury Road on property zoned B-3 (Community Business District) and B-4 (General Business District) on approximately 4.6 acres.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the proposed site plan and property location. The applicant is proposing to raze the existing two buildings on the site and construct an approximate 6,007 square foot gas station and restaurant with a drive thru on the 4.6 acre site. The gas station would be accessed by a right-in/right-out curb cut on Sunbury Road and a full movement burb cut on Mill Road Run Crossing. The gas station would have four fueling islands and 47 parking spaces which would accommodate the gas station and restaurant. He discussed the sidewalk connectivity, bike path plans, tree removal and landscaping plans. Since street trees will be planted along Sunbury Road during the “The Point Project”, the applicant shall make a payment in lieu of the required 7 street trees.

Mr. Halter questioned the street tree plan for Sunbury Road. Mr. Efland reviewed that “The Point Project” will come to the 521 intersection and that the applicant will make a payment to the City in lieu of planting the trees and the City will plant the trees after the completion of the project.

Mr. Volenik voiced a concern over the right-in/right-out location. Ms. Fortman discussed that staff will monitor the area and if this becomes a problematic area then staff can require that access is a right-in only.

Chairman Simpson voiced a concern over the ice machines located up front.

b. Applicant Presentation

APPLICANT:

Sarah Gold
4270 Morse Road

Columbus, Ohio

Frank Petruziello
4270 Morse Road
Columbus, Ohio

Mr. Petruziello discussed the restaurant plan. He also discussed the preference for the ice machine location as they are not locked and want to keep in staff line of sight. He discussed having the color materials match the building for the ice machine. Mr. Petruziello responded to Mr. Prall that the gas station will not service RV's.

c. Public comment (not a public hearing)

Jim Frisch Sr.
202 Cottswold Drive
Delaware, Ohio

Mr. Frisch voiced concern over the access to and out of the location and that this area is high traffic and feels not in a safe area. He questioned if there would be a traffic study in the area. Ms. Fortman discussed that a traffic study will need to be completed and if it shown the access has a dangerous impact then the plan could be changed. Mr. Frisch voiced concerns over changes to the access to his business location across the street at the Marathon.

Jim Frisch Jr.
2456 Horseshoe Road
Delaware, Ohio

Mr. Frisch voiced a concern over the traffic in the area and the accident history at the corner. He discussed that the proposed business is a hyper marketer and will bring an increase of traffic.

d. Commission Action

Motion: Mr. Volenik motioned to approve 2020-0225, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 6-0 vote.

C. COMMUNITIES AT GLENROSS – SECTION 16

- (1) 2020-0205 A request by Pulte Homes for approval of a Final Development Plan for the Communities at Glenross Section 16 for 45 single-family lots on 18.21 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Cambie Drive, Bald Eagle Drive and Sundial Lane.

- (2) 2020-0206: request by Pulte Homes for approval of a Final Subdivision Plat for the Communities at Glenross Section 16 Part 1 for 36 single-family lots on 14.476 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Cambie Drive, Bald Eagle Drive and Sundial Lane.
- (3) 2020-0207: request by Pulte Homes for approval of a Final Subdivision Plat for the Communities at Glenross Section 16 Part 2 for 9 single-family lots on 3.743 acres on property zoned R-2 PMU (One-Family Residential District with a Planned Mixed-Use Overlay District) and located on Bald Eagle Drive and Sundial Lane.

Anticipated Process

a. Staff Presentation

Mr. Selmek reviewed the staff report and discussed the location of the subject property and history of the project which dates back to 2006. Section 16 consists of 45 single-family lots on 18.21 acres. He reviewed pedestrian connectivity and access to the development.

b. Applicant Presentation

APPLICANT:

Nate Dozer
475 Metro Place
Dublin, Ohio

Mr. Dozer discussed the tree replacement and landscape plans with the tot lot.

c. Public comment (no public hearing)

There was no public participation.

d. Commission Action

Motion: Mr. Halter motioned to approve 2020-0205, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 6-0 vote.

Motion: Mr. Halter motioned to approve 2020-0206, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 6-0 vote.

Motion: Mr. Halter motioned to approve 2020-0207, along with all staff conditions and recommendations, seconded by Mr. Badger. Motion approved by a 6-0 vote.

D. Enclave at the Ravines at Olentangy

- (1) 2020-0236: A request by T&R Properties for approval of a Final Development Plan for Enclave at the Ravines at Olentangy containing 86 single family attached units and 1 single family detached unit on approximately 14.742 acres on property zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) located on the north side of Curve Road and west of Rochdale Run.
- (2) 2020-0237: A request by T&R Properties for approval of a Final Subdivision Plat for Enclave at the Ravines at Olentangy containing 86 single family attached units and 1 single family detached unit on approximately 14.742 acres on property zoned R-6 PMU (Multi-Family Residential District with a Planned Mixed Use Overlay District) located on the north side of Curve Road and west of Rochdale Run.

Anticipated Process

a. Staff Presentation

Mr. Selmek reviewed the property location and proposal to construct 86 attached single family and 1 detached single-family condominium dwelling units on individual lots. There would be two access points into the subject development from Rochdale Run with a retention pond located on the northwestern portion of the site.

Mayor Riggle voiced a concern over the use of vinyl siding on the rear and side elevations.

b. Applicant Presentation

APPLICANT:

R.J. Sabatino
15 East Lane Avenue
Columbus, Ohio

Mr. Sabatino discussed that the plan is similar to the Enclaves at Adalee and that the occupants are expected to be mostly empty nesters. He discussed the projected price and was not able to confirm who the builder will be.

c. Public comment (no public hearing)

There was no public participation.

d. Commission Action

Motion: Mr. Prall motioned to approve 2020-0236, along with

all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

Motion: Mr. Prall motioned to approve 2020-0237, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

ITEM 4. PLANNING DIRECTOR REPORT

Mr. Efland provided an update on the Comprehensive Plan and Census. He also informed the Commission about staffing changes.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

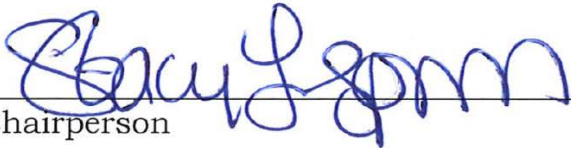
Mr. Prall informed the Commission that he will not be able to attend the April 1 meeting.

Mayor Riggle discussed that she was informed that Village Gate was turning from rentals to condos.

ITEM 6. NEXT REGULAR MEETING: April 1, 2020

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 8:46 p.m.


Chairperson


Elaine McCloskey, Clerk