

**PLANNING COMMISSION
JUNE 3, 2020
MOTION SUMMARY**

ITEM 1. Roll Call

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

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

Staff Present Virtually: Carrie Fortman, Project Engineer, Jordan Selmek, Zoning Officer, 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 on March 4, 2020, as recorded and transcribed.

Motion: Mr. Prall motioned to approve the Motion Summary for the Planning Commission meeting held on March 4, 2020, as recorded and transcribed, seconded by Mr. Badger. Motion approved with a 6-0-1 (Mantzoros) vote.

ITEM 3. REGULAR BUSINESS

A. Delaware County Fairgrounds

- (1) 2020-0400: A request by the Delaware County Commissioners for approval of a Rezoning Amendment for the Delaware County Fairgrounds from R-3 (One-Family Residential District) and B-3 (Community Business District) to R-3 and B-3 PMU on approximately 101 acres and located at 236 Pennsylvania Avenue.
- (2) 2020-0401: A request by the Delaware County Commissioners for approval of a Conditional Use Permit allowing the Placement of a Mixed-Use Planned Overlay District (PMU) on the Delaware County Fairgrounds on approximately 101 acres zoned R-3 and B-3 PMU and located at 236 Pennsylvania Avenue.
- (3) 2020-0402: A request by the Delaware County Commissioners for approval of a Preliminary Development Plan for the Delaware County Fairgrounds on property zoned R-3 and B-3 PMU on approximately 101 acres and located at 236 Pennsylvania Avenue.
- (4) 2020-0403: A request by the Delaware County Commissioners for approval of two alley vacations for the Delaware County Fairgrounds on property zoned R-3 and B-3 PMU on approximately 101 acres and located at 236 Pennsylvania Avenue.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the location map and the area of the fairgrounds located in the City vs. the County. The majority of zoning in the City is R-3. The entire site is designated as institutional on the City land use plan. He discussed the planned pedestrian path location and requirements and sidewalk requirements along Pennsylvania Avenue from Euclid Avenue to the USA Reserve Training Center's east property line. He discussed the requirement of the alley vacations relating to the construction of the 4H building. He reviewed the recommended conditions for approval.

Mr. Halter voiced his concern over the motorplex area (Sub-Area 6) and that it does not discuss what it can be used for and when. The location of the surrounding neighbors should be considered when the fair is not operating.

b. Applicant Presentation

APPLICANT:

Tony Eyerman
Eyerman Planning Associates
50 North Sandusky Street
Delaware, Ohio

Mr. Eyerman discussed concerns over the pedestrian path. The multi-use path will be generally on the west side of the property and the original agreement was signed in 2008 and would like to get that done as quickly as possible, with security issues related to the fairgrounds both off season and during the fair. The multi-use trail will have a fence to limit access to the fairgrounds to address security concerns. The Fair Board is requesting that there be a condition for the sidewalk along Pennsylvania Avenue to be installed by 2025 due to the decrease in bed tax and economy concerns. He also discussed that they would prepare a tree survey for the entire fairground property and present to the City Arborist for his approval. He discussed that the motor cross area is usually only used during the fair time, but he can discuss with the Fair Board on limiting the times of use in this area.

Mr. Volenik discussed the need to have active transportation options and that would feel that the additional sidewalks would be used and provide a good safety feature and recommend that the sidewalk be tied to the project. Mr. Halter discussed that past developers have had to put the sidewalks in at the same time

of the development and feels that five years is a long time to hold off on the project. Mr. Eyerman discussed that the Fair Board agrees the value of the sidewalk to the community. Mr. Prall discussed his preference to not have a date and can be added during the Preliminary Plan. The Commission agreed they were not in favor of an amendment to condition 10.

c. Public comment (public hearing)

There was no public comment submitted via email.

d. Commission Action

Motion: Mr. Prall motioned to approve 2020-0400, along with all staff recommendations and conditions, seconded by Mr. Halter. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2020-0401, seconded by Mr. Halter. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2020-0402, along with all staff recommendations and conditions, seconded by Mr. Halter. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2020-0404, along with all staff recommendations and conditions, seconded by Mr. Halter. Motion approved by a 7-0 vote.

B. Sheetz

(1) 2020-0417: A request by Skilken Gold Real Estate Development for approval of a Combined Preliminary and Final Development Plan for Sheetz located on Lot 12722 (within Sub-Area 6) of Coughlin's Crossing on approximately 1.88 acres located east of US 23 just south of Penny Way and zoned A-1 PMU.

(2) 2020-0418: A request by Skilken Gold Real Estate Development for approval of a Conditional Use Permit for Sheetz located on Lot 12722 (within Sub-Area 6) of Coughlin's Crossing on approximately 1.88 acres located east of US 23 just south of Penny Way and zoned A-1 PMU.

Anticipated Process

a. Staff Presentation

Mr. Schultz provided the staff report to the Commission and discussed the subject site location. The applicant is proposing to construct a approximate 6,070 square foot gas station and

restaurant on the 1.88 acre site. There will not be a drive thru and will be the only gas station which is allowed in the Coughlin Crossing Development if approved. He discussed the access to the property and will be a right-in only curb cut on Penny Way and a full movement curb cut on Coughlin Lane which will be shared with Blue Sky Carwash. He discussed the location of the dumpster on the site and ice box. He discussed the landscaping and screening requirements including mounding along US 23. Building elevations and materials were reviewed along with the proposed signage.

Mr. Prall voiced concerns over the colors and the architect style.

b. Applicant Presentation

Frank Petruziello
President of Development
Skilken Gold Real Estate Development
4270 Morse Road
Columbus, Ohio

Sarah Gold
Project Manager
Skilken Gold Real Estate Development
4270 Morse Road
Columbus, Ohio

Mr. Petruziello discussed that they had no concerns on the staff conditions and recommendations. He discussed that the landscaping plan will be done by the developer but will occur during the construction. He discussed the design of the building and to make it more monochromatic.

Mr. Prall questioned the hours of operation. Mr. Petruziello informed the Commission that the store will be open 24 hours and they would like to start construction late this year or early next year.

Mr. Efland addressed Facebook concerns that this development is mixed use and this particular site was not proposed to be housing.

c. Public comment (public hearing)

No public comment was received via email.

d. Commission Action

Motion: Mr. Halter motioned to approve 2020-0417, along with all staff recommendations and conditions, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

Motion: Mr. Halter motioned to approve 2020-0418, along with all staff recommendations and conditions, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

- C. 2020-0626: A request by Glenn Road Capital LLC for approval of a Final Subdivision Plat for Belmont Place Section 8 containing five commercial out lots on approximately 12.88 acres zoned B-3 PMU (Community Business District with a Planned Mixed Use Overlay District) and located on Glenn Parkway and Peachblow Road.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the proposal to have a Final Subdivision Plat for five commercial out lots in Section 8. When these out lots are developed in the future a Final Development Plan will be required for each lot. The proposed commercial development would have full movement curb cut from Glenn Parkway at Crownover Way as the primary access point to the development. Out lot 4, located south of Peachblow Road and fronting US 23, would have a full movement curb cut on Peachblow Road located just east of the retention pond and potentially a right-in/right-out curb cut located just west of the retention pond depending on the type of development on lot 5.

Mr. Prall questioned when will a traffic signal would be warranted in the area. Ms. Fortman to provide this information at a later date after doing some research. Mr. Prall discussed the signage location for 20 mph zones.

b. Applicant Presentation

Kevin McCauley
Glenn Road Capital, LLC
6689 Dublin Center Drive
Dublin, Ohio 43017

Mr. Prall questioned the type of businesses expected in the out lots. Mr. McCauley discussed initial discussions with realtor

offices, medical offices or day care.

- c. Public comment (not a public hearing)

There was no public comments received via email.

- d. Commission Action

Motion: Mr. Badger motioned to approve 2020-0626, along with all staff recommendations and conditions, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR REPORT

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Badger informed the Commission that he will be resigning from the board. The Commission each individually thanked Mr. Badger for his service to the Commission and the City of Delaware.

ITEM 7. NEXT REGULAR MEETING: July 1, 2020

ITEM 8. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 8:28 p.m.


Chairperson


Elaine McCloskey, Clerk