

**PLANNING COMMISSION**  
**July 1, 2020**  
**MOTION SUMMARY**

ITEM 1. Roll Call

Chairman Simpson called the meeting to order at 6:33 p.m.

Members Present Virtually: Jim Halter (arrived at 6:37 p.m.), Dean Prall, Andy Volenik, Mayor Carolyn Kay Riggle, 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

City Council Clerk notified the Commission that she had received notification from Mr. Halter that he was having difficulty logging into the meeting virtually.

**Motion to Excuse:** Mr. Prall motioned to excuse Mr. Halter, seconded by Mr. Volenik. Motion approved by a 5-0 vote.

ITEM 2. APPROVAL of the Motion Summary of the Planning Commission meeting held on June 3, 2020, as recorded and transcribed.

**Motion:** Mr. Prall motioned to approve the Motion Summary for the Planning Commission meeting held on June 3, 2020, as recorded and transcribed, seconded by Vice-Chairman Mantzoros. Motion approved with 5-0 vote.

ITEM 3. REGULAR BUSINESS

A. 2020-1037: A request by Dylan J. Menges Trustee for approval of a Rezoning Amendment from A-1 (Agricultural District) to R-3 (One-Family Residential District) on 1.853 acres at 748 Cheshire Road.

**Anticipated Process**

a. Staff Presentation

Mr. Schultz reviewed the subject site location which is located in the County but is currently in the process of being annexed into the City with the intent of synchronizing the annexation and zoning approval to R-3 at the same time. The subject sites 1.853 acres is currently a single-family house with a detached garage and would remain the same with the intent of the owner to access City utilities if needed.

b. Applicant Presentation

APPLICANT:

Michael R. Shade  
236 West Central Avenue  
Delaware, Ohio

c. Public comment (public hearing)

There was no public participation.

d. Commission Action

**Motion:** Mr. Prall motioned to approve 2020-1031, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 5-0 vote, as Vice-Chairman Mantzoros lost virtual connection and was unable to provide a vote.

Vice-Chairman Mantzoros was able to reconnect virtually to the meeting and requested that the vote be reconsidered.

**Motion:** Mr. Volenik motioned to reconsider and approve 2020-1037, along with all staff conditions and recommendations, seconded by Mr. Halter. Motion approved by a 6-0 vote.

B. Ravines at Olentangy – Section 2

- (1) 2020-1165: A request by T&R Properties Inc. for approval of a Final Subdivision Plat for the Ravines at Olentangy Section 2 Phase A for 49 single-family lots on 23.966 acres on property zoned R-3 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Rochdale Run just north of Randall Road.
- (2) 2020-1166: A request by T&R Properties Inc. for approval of a Final Subdivision Plat for the Ravines at Olentangy Section 2 Phase B for 34 single-family lots on 9.412 acres on property zoned R-3 PMU (One-Family Residential District) with a Planned Mixed Use Overlay District and located on Rochdale Run just north of Randall Road.

**Anticipated Process**

a. Staff Presentation

Mr. Schultz discussed the subject development which is located on the north side of Curve Road and south of the railroad tracks with Section 2 being located north of Randell Road within the subdivision. The subject site is zoned R-3 PMU. He reviewed the background of the property site, roads and access, pedestrian

dwelling units encompassing approximately 77.94 acres, 17.93 acres of commercial development and approximately 37.10 open space and approximately 4.61 acres of right-of-way. He discussed the road network connections to the site from Heatherton Subdivision, additional access locations and bike path connectivity.

Vice-Chairman Mantzoros discussed examples of mitigation that the developer could take in regard to the quarry. Mr. Efland discussed that there are complaints received from time to time during the blasting at the quarry. The quarry is regulated by the State of Ohio and that it is not located in the City. In regard to noise, he discussed options that could be considered such as double or triple pane windows. He discussed looking at construction techniques to help mitigate/minimize vibrations and would need further exploration.

b. Applicant Presentation

APPLICANT:

Greg Chillog

EDGE

330 West Spring Street, Suite 350

Columbus, Ohio 43215

Jim Ullman

1520 Hyatts Road

Delaware, Ohio

Mr. Chillog discussed working with environmental engineers to look at the site. He discussed the concept plan to bring diversity of housing, commercial and green space to the area. He discussed the ability to disperse traffic off the main roads. He discussed the need for work force housing in the area.

c. Public comment (not a public hearing)

There was no public comment received via email. The Clerk reviewed comments received via Facebook with concerns relating to the proximity to the Quarry, the strain on the school district, the preference for the current tree line to remain, and concerns with the mixed use of the area.

d. No Commission Action Required

ITEM 4. PLANNING DIRECTOR REPORT

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mayor Riggle discussed holding off interviews for open commission positions due to City Hall continuing to be closed for COVID-19.

ITEM 6. NEXT REGULAR MEETING: August 5, 2020

ITEM 7. ADJOURNMENT:

**Motion:** Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 8:20 p.m.

  
Chairperson

  
Elaine McCloskey, Clerk