

**PLANNING COMMISSION**  
**August 5, 2020**  
**MOTION SUMMARY**

ITEM 1. Roll Call

Chairman Simpson called the meeting to order at 6:32 p.m.

Members Present Virtually: Jim Halter, Dean Prall, Andy Volenik, Mayor Carolyn Kay Riggle (arrived at 6:42 p.m.), 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 Mayor Riggle that she would be arriving a little late.

**Motion to Excuse:** Mr. Prall motioned to excuse Mayor Riggle, seconded by Vice-Chairman Mantzoros. Motion approved by a 5-0 vote.

ITEM 2. APPROVAL of the Motion Summary of the Planning Commission meeting held on July 1, 2020, as recorded and transcribed.

**Motion:** Vice-Chairman Mantzoros motioned to approve the Motion Summary for the Planning Commission meeting held on July 1, 2020, as recorded and transcribed, seconded by Mr. Halter. Motion approved with 5-0 vote.

Mayor Riggle arrived at 6:42 p.m.

ITEM 3. REGULAR BUSINESS

A. Terra Alta – Section 2

- (1) 2020-1303: A request by Terra Alta LLC., for approval of a Final Development Plan for Terra Alta Section 2 Part 1 for 65 single-family lots on approximately 18.885 acres zoned A-1 PMU (Agricultural District with a Planned Mixed-Use Overlay District) and located on Firenze Road and Talla Road North and South.
- (2) 2020-1304: A request by Terra Alta LLC., for approval of a Final Subdivision Plat for Terra Alta Section 2 Part 1 for 65 single-family lots on approximately 18.885 acres zoned A-1 PMU (Agricultural District with a Planned Mixed-Use Overlay District) and located on Firenze Road and Talla Road North and South.
- (3) 2020-1305: A request by Terra Alta LLC., for approval of a Final Development Plan for Terra Alta Section 2 Part 2 for 27 single-family lots on approximately 7.634 acres zoned A-1 PMU (Agricultural

District with a Planned Mixed-Use Overlay District) and located on Lucca Road and Talla Road.

- (4) 2020-1306: A request by Terra Alta LLC., for approval of a Final Subdivision Plat for Terra Alta Section 2 Part 2 for 27 single-family lots on approximately 7.634 acres zoned A-1 PMU (Agricultural District with a Planned Mixed-Use Overlay District) and located on Lucca Road and Talla Road.

**Anticipated Process**

a. Staff Presentation

Mr. Schultz provided information on property location and description, as well as background information on the subject site. He discussed that the developer is proposing a Final Development Plans and Final Subdivision plats for Section 2 Parts 1 and 2. He reviewed the access locations to Section 2 which is accessed from Terra Alta Drive by Firenze Road. This development has extensive bike path networks throughout the plan, however there are not any bike or pedestrian paths proposed in Section 2. Sidewalks will be provided on both sides of all public streets in this section. Also discussed was parkland and open space. Section 2 does not have any of the 179.28 acres of open space and parkland, however the developer is proposing to construct the club house with a pool in Reserve F within the same timeframe as Section 2.

b. Applicant Presentation

**APPLICANT:**

Jeff Strung  
EMHT  
5500 New Albany Drive  
Columbus, Ohio

Jim Ohlin  
Romanelli and Hughes  
148 West Schrock Road  
Westerville, Ohio

Mr. Ohlin discussed the estimated sales prices for the homes and that recent months have had strong sales in the area.

c. Public comment (not a public hearing)

There was no public comment received or requested.

d. Commission Action

**Motion:** Mr. Prall motioned to approved 2020-1303, along with all staff recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

**Motion:** Mr. Prall motioned to approved 2020-1304, along with all staff recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

**Motion:** Mr. Prall motioned to approved 2020-1305, along with all staff recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

**Motion:** Mr. Prall motioned to approved 2020-1306, along with all staff recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

B. Delaware Square

- (1) 2020-1498: A request by Gosula Holdings LTD., for approval of a Conditional Use Permit for a Drive Thru for a New Commercial Building on approximately 0.605 acres on property zoned B-3 (Community Business District) and located at 1163 Columbus Pike (an out parcel of the Delaware Square Shopping Center).
- (2) 2020-1499: A request by Gosula Holdings LTD., for approval of a Combined Preliminary and Final Development Plan for a New Commercial Building on approximately 0.605 acres on property zoned B-3 (Community Business District) and located at 1163 Columbus Pike (an out parcel of the Delaware Square Shopping Center).

**Anticipated Process**

a. Staff Presentation

Mr. Schultz reviewed the property location and background. The owner razed the former Jiffy Lube building and is proposing to construct a commercial building with a drive thru. The out parcel would have two curb butts from the Shopping Center access road that would extend into a 20-space parking lot with a drive thru on the eastern portion of the building.

b. Applicant Presentation

**APPLICANT:**

Mohan Gosula

6028 Trent Court  
Lewis Center, Ohio

c. Public comment (public hearing)

There was no public comment received or requested.

d. Commission Action

**Motion:** Mr. Prall motioned to approved 2020-1498, along with all staff recommendations, seconded by Mr. Halter. Motion approved by a 6-0 vote.

**Motion:** Mr. Prall motioned to approved 2020-1499, along with all staff recommendations, seconded by Mr. Halter. Motion approved by a 6-0 vote.

ITEM 4. PLANNING DIRECTOR REPORT

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: September 2, 2020

ITEM 7. ADJOURNMENT:

**Motion:** Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 7:18 p.m.

  
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Chairperson

  
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Elaine McCloskey, Clerk