

PLANNING COMMISSION
September 2, 2020
MOTION SUMMARY

ITEM 1. Roll Call

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

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

Staff Present Virtually: Matt Weber, Deputy Engineer, Carrie Fortman, Project Engineer, 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 August 5, 2020, as recorded and transcribed.

Motion: Mr. Halter motioned to approve the Motion Summary for the Planning Commission meeting held on August 5, 2020, as recorded and transcribed, seconded by Vice-Chairman Mantzoros. Motion approved with 6-0 vote.

ITEM 3. REGULAR BUSINESS

A. UDF

- (1) 2020-1597: A request by United Dairy Farmers Inc., for approval of a Conditional Use Permit to construct a new United Dairy Farmers Gas Station within the Floodway and the 100 Year Flood Plain and for a Gas Station on approximately 0.765 acres on property zoned B-3e (Community Business District) and located at 123 West William Street.
- (2) 2020-1598: A request by United Dairy Farmers Inc., for approval of a Preliminary Development Plan to construct a new United Dairy Farmers Gas Station on approximately 0.765 acres on property zoned B-3 (Community Business District) and located at 123 West William Street.

Anticipated Process

a. Staff Presentation

Mr. Schultz discussed that the applicant had purchased the three adjacent properties to the east which have been already demolished and has plans to demolish the current UDF structure to construct a new 4,061 square foot building. The site will have two access locations from West William Street and one access location from South Liberty Street. The site will also have a 29-space parking lot with four gas pumps under a new canopy. He reviewed the zoning of the area and that the current zoning of B-3 which allows a gas station and building within the flood way and the 100-year flood

plain with the CUP. He discussed the compliance and requirements of Chapter 1150 Flood Plain Standards.

Mayor Riggle questioned the location of the underground gas tanks. Mr. Pollitt discussed the location as being close to the current location.

Mr. Halter voiced a concern over the effects of the additional flooding to the Delaware Run and who is responsible for the clean up of items that move down stream and keep floodway open.

Mr. Prall recommended a more visual representation of the grading.

b. Applicant Presentation

APPLICANTS:

Robert Pollitt
3955 Montgomery Road
Cincinnati, Ohio 45212

Rebecca Mott
Plank Law Firm
411 East Town Street, Floor 2
Columbus, Ohio

Brian Yates
Burgess & Niple
5085 Reed Road
Columbus, Ohio

c. Public Comment (public hearing)

PUBLIC PARTICIPATION:

Tom Wolber
Via Email

The Clerk read into the record an email submitted by Mr. Wolber. Mr. Wolber voiced his concerns over the proposed plans impact to the Delaware Run.

Brett Latta
Via Email

The Clerk read into the record an email submitted by Mr. Latta. Mr. Latta voiced that he did not support new development within the 15-foot setback of the Delaware Run.

d. Commission Action

Motion: Mr. Prall motioned to approve 2020-1597, along with all staff recommendations and conditions, seconded by Mr. Volenik. Motion approved by a 5-1 (Halter) vote.

Motion: Mr. Prall motioned to approve 2020-1598, along with all staff recommendations and conditions, seconded by Mr. Volenik. Motion approved by a 5-1 (Halter) vote.

B. Springer Woods – Section 3

(1) 2020-1600: A request by D.R. Horton Indiana LLC., (Westport Homes) for approval of a Final Subdivision Plat for Springer Woods Section 3 Phase 1 for 59 single family lots on approximately 18.351 acres zoned R-3 (One-Family Residential District) and located on Spring Woods Boulevard, Bevan Way, Penwell Drive, Brazos Drive and Curly Smart Circle.

(2) 2020-1601: A request by D.R. Horton Indiana LLC., (Westport Homes) for approval of a Final Subdivision Plat for Springer Woods Section 3 Phase 2 for 62 single family lots on approximately 29.218 acres zoned R-3 (One-Family Residential District) and located on Springer Woods Boulevard, Penwell Drive and Colquitt Court.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the property location and description and that the developer is proposing the Final Subdivision Plats for Section 3 Phase 1 and 2.

b. Applicant Presentation

APPLICANT:

Terry Andrews
507 Executive Campus Drive, Suite 100
Westerville, Ohio

Mr. Andrews informed the Commission that he was in support of staff recommendations and conditions.

c. Public Comment (not a public hearing)

There was no public comment received or request to speak at the virtual meeting.

d. Commission Action

Motion: Mr. Volenik motioned to approve 2020-1600, along with all staff recommendations and conditions, seconded by Mr. Halter. Motion approved by a 6-0 vote.

Motion: Mr. Volenik motioned to approve 2020-1601, along with all staff recommendations and conditions, seconded by Mr. Halter. Motion approved by a 6-0 vote.

ITEM 4. PLANNING DIRECTOR REPORT

Mr. Efland provided an update on the MORPC Regional Housing Strategy.

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Prall discussed volunteer opportunities for MORPC and the work completed on Glenn Parkway.

Mayor Riggle discussed the need to hold interviews for open commission members spot.

ITEM 6. NEXT REGULAR MEETING: October 7, 2020

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 8:05 p.m.


Chairperson


Elaine McCloskey, Clerk