

PLANNING COMMISSION
April 7, 2021
MOTION SUMMARY

ITEM 1. Roll Call

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

Members Present Virtually: Sara Anderson, Tajudeen Bakare, 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

ITEM 2. APPROVAL of the Motion Summary of the Planning Commission meeting held March 3, 2021, as recorded and transcribed.

APPROVAL of the Motion Summary of the Planning Commission work session meeting held on March 17, 2021, as recorded and transcribed.

Motion: Vice-Chair Mantzoros motioned to approve the Motion Summary for the Planning Commission meeting held on March 3, 2021, as recorded and transcribed, seconded by Mr. Volenik. Motion approved with a 7-0 vote.

Motion: Vice-Chair Mantzoros motioned to approve the Motion Summary for the Planning Commission word session meeting held on March 17, 2021, as recorded and transcribed, seconded by Mr. Volenik. Motion approved with a 7-0 vote.

ITEM 3. REGULAR BUSINESS

A. Comprehensive Plan

(1) 2021-0812: A request by the City of Delaware for adoption of the new Delaware Together Comprehensive Plan and approval of Amendments to Chapter 1101 – Master Plan of the City of Delaware Planning and Zoning Code.

(2) 2021-0814: A request by the City of Delaware for adoption of the new 2020-2040 Thoroughfare Plan and approval of Amendments to Chapter 1103 – Thoroughfare Plan of the City of Delaware Planning and Zoning Code.

a. Staff Presentation

b. Public comment (public hearing)

There was no public comment submitted or request to speak.

c. Commission Action

Motion: Mr. Volenik motioned to approve 2021-0812, seconded by Mr. Prall. Motion approved by a 7-0 vote.

Motion: Mr. Volenik motioned to approve 2021-0814, seconded by Mr. Prall. Motion approved by a 7-0 vote.

B. Houk Road Condominiums

- (1) 2021-0589: A request by WEEE LLC., for approval of a Conditional Use Permit to allow a PRD (Planned Residential Development District) for Houk Road Condominiums containing 42 single-family attached dwelling units on approximately 18.28 acres on property zoned R-3 (One-Family Residential District) and located on the west side of Houk Road and just north of Greenlawn Drive.
- (2) 2021-0591 A request by WEEE LLC., for approval of a Preliminary Development Plan for Houk Road Condominiums containing 42 single-family attached dwelling units on approximately 18.28 acres on property zoned R-3 PRD (One-Family Residential District with a Planned Residential Development District) and located on the west side of Houk Road and just north of Greenlawn Drive.

Anticipated Process

- a. Staff Presentation
- b. Applicant Presentation

APPLICANT:
Michael R. Shade
236 West Central Avenue
Delaware, Ohio

John Oney
Archall Architectural Alliance
49 East Third Avenue
Columbus, Ohio

- c. Public comment (public hearing)

The following individuals provided public comment through Cisco Webex:

Dawn Hardwick
2203 Green Lawn Drive
Delaware, Ohio

Jayne Marcum
128 Hanover Court
Delaware, Ohio

Gary Salyer
126 Hanover Court

Michael Dardarian
1890 Mary Dell Lane
Delaware, Ohio

Diane Orick
1920 Mary Dell Lane
Delaware, Ohio

Gary and Teresa Milner
2138 Greenlawn Drive
Delaware, Ohio

The following individuals submitted a letter which was read into the record by the City Council Clerk:

Edward Schlote
378 Cod Springs Lane
Delaware, Ohio

Paul Clark
2191 Greenlawn Drive
Delaware, Ohio

Brett Latta
376 North Sandusky Street
Delaware, Ohio

d. Commission Action

Motion: Mr. Prall motioned to approve 2021-0589, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2021-0591, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

C. Communities at Glenross – Section 14

- (1) 2021-0601: A request by Pulte Homes for approval of a Final Development Plan for the Communities at Glenross Section 14 for 44 single-family lots on approximately 26.924 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Harvest Walk Loop, Solar Wind Road and West Wind

Road.

- (2) 2021-0603: A request by Pulte Homes for approval of a Final Subdivision Plat for the Communities at Glenross Section 14 for 44 single-family lots on approximately 26.924 acres zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District) and located on Harvest Walk Loop, Solar Wind Road and West Wind Road.

Anticipated Process

- a. Staff Presentation
- b. Applicant Presentation

APPLICANT:

Joe Looby
EMHT
5500 New Albany Road
Columbus, Ohio

Joseph Lamparyk
Pulte Homes of Ohio LLC
475 Metro Place South, Suite 200
Columbus, Ohio

- c. Public comment (not a public hearing)

There was no public comment request to speak or letters submitted.

- d. Commission Action

Motion: Mr. Prall motioned to approve 2021-0601, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approve 2021-0603, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

D. Terra Alta

- (1) 2021-0605: A request by Terra Alta LLC., for approval of a Final Development Plan for the Terra Alta Clubhouse on approximately 1.4 acres located on the north side of Terra Alta Drive at the terminus of Firenze Road and zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District).
- (2) 2021-0606: A request by Terra Alta LLC., for approval of a Final Subdivision Plat for the Terra Alta Clubhouse on approximately 1.4 acres located on the north side of Terra Alta Drive at the terminus of Firenze Road and zoned R-2 PMU (One-Family Residential District with a Planned Mixed Use Overlay District).

Anticipated Process

- a. Staff Presentation
- b. Applicant Presentation

APPLICANT:

Jeff Strung
EMHT
5500 New Albany Road
Columbus, Ohio

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

- c. Public comment (not a public hearing)

There was no public comment request to speak or letters submitted.

- d. Commission Action

Motion: Mr. Volenik motioned to approve 2021-0605, along with all staff conditions and recommendations, seconded by Mr. Prall. Motion approved by a 7-0 vote.

Motion: Mr. Volenik motioned to approve 2021-0606, along with all staff conditions and recommendations, seconded by Mr. Prall. Motion approved by a 7-0 vote.

ITEM 4. PLANNING DIRECTOR REPORT

ITEM 5. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 6. NEXT REGULAR MEETING: May 5, 2021

ITEM 7. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 8:45 p.m.

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Chairperson

DocuSigned by:

Elaine McCloskey

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Elaine McCloskey, Clerk