

**PLANNING COMMISSION
OCTOBER 7, 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: 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 September 2, 2020, as recorded and transcribed.

Motion: Mr. Prall motioned to approve the Motion Summary for the Planning Commission meeting held on September 2, 2020, as recorded and transcribed, seconded by Mr. Volenik. Motion approved with 6-0 vote.

ITEM 3. REGULAR BUSINESS

- A. 2020-2015: A request by Siekmann LLC., for a Preliminary Subdivision Plat for Rutherford Acres and Troy Acres containing 252 single-family lots on approximately 99.70 acres on property zoned R-3 (One Family Residential District) and located east and west of Troy Road just south and east of Smith Park.

Anticipated Process

a. Staff Presentation

Mr. Schultz provided a review of the staff report and property location and description. The subject 99.70 acres is located east of west of Troy Road (and railroad tracks) with the developer separating the development into east (Rutherford Acres) and west (Troy Acres) subdivisions. Rutherford Acres encompasses 22.13 acres and Troy Acres encompasses 77.57 acres. He reviewed the access to both sites and discussed the proposed future extension of Merrick Boulevard. The entire development has approximately 27.5 acres of open space with approximately 21.0 acres to be dedicated to the City to extend Smith Park to the south. The proposed development requires a traffic impact study which was preliminarily submitted by the applicant and is reviewed by the City.

Discussion was held with the Commission regarding the possible need for a NCA, possible fencing along the retention ponds, and access to the developments. Mr. Efland discussed that the applicant does not own all the land to allow for a completion of Merrick Blvd extended east to Troy Road.

b. Applicant Presentation

APPLICANT:
Bob Siekmann
Siekmann LLC
9000 Memorial Parkway
Plain City, Ohio 43064

Steve Martin
Manos, Martin & Pergram Co., LPA
50 North Sandusky Street
Delaware, Ohio 43015

Jim Watkins
Watcon Consulting Engineers and Surveyors
83 Shull Avenue
Gahanna, Ohio 43230

- c. Public comment (not a public hearing)

There was no public comment requests or written submission to the Clerk.

- d. Commission Action

Motion: Mr. Prall motioned to approve 2020-2015, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 6-0 vote.

ITEM 4. REVIEW OF CAPITAL IMPROVEMENT PLAN (CIP) 2021-2025

Mr. Efland reviewed purpose and process of the CIP.

ITEM 5. PLANNING DIRECTOR REPORT

Mr. Efland provided an update regarding the Comprehensive Plan.

ITEM 6. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Halter informed the Commission that he would not be seeking a reappointment on the Planning Commission, but would continue to serve until a new appointment can be made.

Mr. Prall informed staff that the temporary access at Cheshire Road and Glenross South have been utilized by the public. Ms. Fortman discussed that Public Works was made aware of this concern and was looking into it.

ITEM 7. NEXT REGULAR MEETING: November 4, 2020

ITEM 8. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 7:33 p.m.



Chairperson



Elaine McCloskey, Clerk