

PLANNING COMMISSION
December 2, 2020
MOTION SUMMARY

ITEM 1. Roll Call

Chairman Simpson called the meeting to order at 6:35 p.m.

Members Present Virtually: Sara Anderson, Tajudeen Bakare, Dean Prall, Andy Volenik (arrived at 6:38 p.m.), 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

The Clerk informed the Commission that Mr. Prall was having computer connection issues and would join the meeting promptly.

ITEM 2. INTRODUCTION of New Commissioners

- a. Sara Anderson, First Ward Representative
- b. Tajudeen Bakare, Second Ward Representative

ITEM 3. APPROVAL of the Motion Summary of the Planning Commission meeting held October 7, 2020, as recorded and transcribed.

Motion: Vice-Chairman Mantzoros motioned to approve the Motion Summary for the Planning Commission meeting held on October 9, 2020, as recorded and transcribed, seconded by Mr. Volenik. Motion approved with 7-0 vote.

ITEM 4. REGULAR BUSINESS

A. Homeport

- (1) 2020-2571: A request by Homeport for approval of a Rezoning Amendment from B-3 (Community Business District) and R-4 (Medium Density Residential District) to R-4 PMU (Medium Density Residential District with a Planned Mixed-Use Overlay District) at 50 Channing Street on approximately 5.38 acres.
- (2) 2020-2572: A request by Homeport for approval of a Conditional Use Permit allowing the placement of a PMU (Planned Mixed Use Development) to be established at 50 Channing Street on approximately 5.38 acres.
- (3) 2020-2573: A request by Homeport for approval of a Preliminary Development Plan for a 52-unit mixed use development at 50 Channing Street on approximately 5.38 acres and zoned R-4 PMU.

Anticipated Process

- a. Staff Presentation

Mr. Schultz reviewed the request by Homeport which is located on a 5.38 acres site at 50 Channing Street and is the current location of the Delaware County Building and Engineering Department. The developer is looking to redevelop the site into a 52-unit mixed use residential development that would

contain 24 apartment units within the current building, 20 attached townhomes located just south of the building and 8 single family detached homes and lots located just east of the existing building. He discussed access points with two curb cuts on Channing Street and a single curb cut on Vernon Avenue. The development would have 122 parking spaces for the 52 residential units with some of the parking located on the current parking lot on the west side Channing Street. Mr. Schultz reviewed the pedestrian connectivity and site configuration. The proposed mixed-use development would be divided into three Sub-Areas.

Mr. Efland discussed that the developer would seek tax credits through the Ohio Housing Finance Authority and discussed the requirements for eligibility of these tax credits. He discussed that the process is very competitive, and conditions discuss if they applicant does not receive the credits and are unable to continue with the project. Mr. Efland discussed that the development would have mixed incomes and required to have on site management.

Mr. Prall questioned the available parking for Sub-Area 1 not including the parking west of Channing Street. Mr. Schultz discussed that it is proposed to have 37 spaces with an additional 25 spots across Channing Street. Mr. Efland discussed that staff can look at parking signage for visitors and residentials.

b. Applicant Presentation

Laura MacGregor Comek
Laura M. Comek Law, LLC
17 South High Street, Ste 700
Columbus, Ohio

David Blair
Shremshock Architects and Engineers
7400 W. Campus Rds. #150
New Albany, Ohio

Leah Evans
Homeport, Vice President Real Estate Development
562 East Main Street
Columbus, Ohio

Roy Lowenstein
Homeport, Project Developer
562 East Main Street
Columbus, Ohio

Ms. Comek informed the Commission that the developer is in agreement with all staff conditions. She discussed that Homeport is the non-profit housing provider in Central Ohio. She discussed that the experience on the team that they are able to provide an adaptive reuse to the property with green

initiatives.

Mr. Prall also questioned if there will be public transportation available in the area and extra social services available. Mr. Efland discussed that the Delaware Area Transit Agency does not have a specific line. Ms. Evans discussed that Homeport does provide licensed social workers on site to assist residents.

Vice-Chairman Mantzoros questioned what hurdles the applicant would face to get the tax credits. Ms. Comek discussed the need for affordable housing in all communities and that many of the impediments to the process is the high cost of land, lumber, and utilities.

Mayor Riggle requested information on the meeting held with the surrounding residents on the project with the developer. Ms. Comek discussed that there was a virtual meeting held in November with approximately 20 residents in attendance.

c. Public comment (public hearing)

There were no public comment request or email submissions. Chairman Simpson closed the public hearing.

d. Commission Action

Motion: Mr. Prall motioned to approved 2020-2571, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approved 2020-2572, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

Motion: Mr. Prall motioned to approved 2020-2573, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

B. Conger Elementary School

(1) 2020-2475: A request by Delaware City Schools for approval of a Combined Preliminary and Final Development Plan for a Building Expansion and Site Improvements for Conger Elementary School on approximately 4.05 acres zoned R-4 (Medium Density Residential District) and located at 10 Channing Street

(2) 2020-2621: A request by Delaware City Schools for approval of an Alley Vacation for Conger Elementary School on approximately 4.05 acres zoned R-4 (Medium Density Residential District) and located at 10 Channing Street.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the background and proposal of the project. The school is proposing an approximate 4,365 square foot building addition on the northeast portion of the building fronting East Winter Street. Improvements would also include a new playground area, a new green area, and relocating and expanding the parking lot from East William Street to Channing Street.

Mr. Prall questioned previous signage changes. Mr. Simpson discussed that previous changes included the parking lot addition to north of Winter Street.

Mayor Riggle requested information on the parking spots. Mr. Schultz discussed that the new parking lot would have 50 spaces.

b. Applicant Presentation

Kevin Kindy
Triad Architects
172 East State Street, Suite 600
Columbus, Ohio

Jason Sherman
Director of Facilities and Transportation
Delaware City Schools
74 West William Street
Delaware, Ohio

Mr. Efland reviewed the staff conditions per the request of the applicant.

Mr. Sherman discussed that there will not be an impact to the bus drop off during the work.

c. Public comment (not a public hearing)

There was no public comment requests or email submissions.

d. Commission Action

Motion: Mr. Volenik motioned to approved 2020-2475, along with all staff conditions and recommendations, seconded by Vice-Chairman Mantzoros. Motion approved by a 7-0 vote.

Motion: Mr. Volenik motioned to approved 2020-2621, along with all staff conditions and recommendations, seconded by Vice-Chairman Mantzoros. Motion approved by a 7-0 vote.

- C. 2020-2476: A request by Delaware City Schools for approval for a Development Plan Exemption for an Addition for Woodward Elementary School on approximately 6.06 acres zoned R-4 (Medium Density Residential District) and located at 200 South Washington Street.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the proposal for an approximate 10,370 square foot addition to the existing school building for a total square footage of 64,974. This addition will be for the use of classrooms and office space to the north portion of the building at the main entrance and accessory space to be added on the southeastern portion of the building. Mr. Schultz reviewed that the access to the school would remain the same as currently configured and reviewed building design, tree removal and landscaping.

b. Applicant Presentation

Kevin Kindy
Triad Architects
172 East State Street, Suite 600
Columbus, Ohio

Jason Sherman
Director of Facilities and Transportation
Delaware City Schools
74 West William Street
Delaware, Ohio

Staff reviewed the staff conditions per the applicants' request.

c. Public comment (not a public hearing)

There were no public comment requests or email submissions.

d. Commission Action

Motion: Vice-Chairman Mantzoros motioned to approved 2020-2476, along with all staff conditions and recommendations, seconded by Mr. Volenik. Motion approved by a 7-0 vote.

- D. 2020-2477: A request by Delaware City Schools for approval of a Development Plan Exemption for Site Improvements for Smith Elementary School on approximately 3.92 acres zoned R-3 (One-Family Residential District) and located at 355 North Liberty Street.

Anticipated Process

a. Staff Presentation

Mr. Schulz reviewed the proposed site improvement plans which would include expanding the parking lot on West Heffner Street from 30-57 parking spaces and expanding the playground to the west on Mason Avenue by approximately 0.52 acre. He reviewed that the access to the expanded parking lot would have two curb cuts instead of the current one curb cut.

Mr. Prall questioned if the curb cuts will be dual entrances. Mr. Schultz

clarified that the curb cuts will be both in and out.

b. Applicant Presentation

Kevin Kindy
Triad Architects
172 East State Street, Suite 600
Columbus, Ohio

Jason Sherman
Director of Facilities and Transportation
Delaware City Schools
74 West William Street
Delaware, Ohio

c. Public comment (not a public hearing)

There were no public comment request or email submissions.

d. Commission Action

Motion: Mr. Volenik motioned to approved 2020-2477, along with all staff conditions and recommendations, seconded by Mayor Riggle. Motion approved by a 7-0 vote.

- E. 2020-2474: A request by Delaware Stratford Apartments LLC, for approval of a Final Development Plan for Coughlin's Crossing Apartments containing 178 apartment units on approximately 9.734 acres located on the west side of Stratford Road just north of Meeker Way within the Coughlin's Crossing Development on property zoned A-1 PMU (Agricultural District with a Planned Mixed Use Overlay District).

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the request for a Final Development Plan for Sub-Area 2 to construct 178 apartment units in fifteen buildings on approximately 9.734 acres. The proposed development would have primary access from Stratford Road and Coughlin Lane via Meeker Way and secondary access thru Sub-Area 4 when developed.

b. Applicant Presentation

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

Mr. Efland reviewed the conditions and provided an amendment to the last sentence in Condition 7 to read, "these plans shall be submitted by the Delaware Development Plan, LTD developer in consultation with the City and Delaware Stratford Apartments, LLC developer, reviewed, and approved by

staff prior to construction". The Commission was in agreement to the amendment. The applicant voiced no opposition to the amendment.

c. Public comment (not a public hearing)

There were no public comment requests or email submissions.

d. Commission Action

Motion: Mr. Volenik motioned to approved 2020-2474, as amended by Mr. Efland and along with all other staff conditions and recommendations, seconded by Mr. Prall. Motion approved by a 7-0 vote.

- F. 2020-2445 A request by George Rodman for a Concept Plan Review for Houk Road Condos containing 42 units on approximately 18.78 acres on property zoned R-3 (One-Family Residential District) located on the west side of Houk Road just north of Greenlawn Drive.

Anticipated Process

a. Staff Presentation

Mr. Schultz reviewed the proposed concept plan for the approximate 19 acres on four existing parcels. The owner is proposing a planned residential development with attached single-family dwellings. He described that the dwellings would be similar to the recently approved Enclaves at Adalee. Approximately 7.8 acres are in the 100-year floodplain which will be preserved and not built upon. The development would have 21 buildings which would be divided into 9 single story ranch type buildings with a full walkout lower level and 12 single story ranch type buildings with a full basement.

b. Applicant Presentation

John Oney
Architectural Alliance
49 East Third Avenue
Columbus, Ohio

Michael R. Shade
Shade and Shade
236 West Central Avenue
Delaware, Ohio

Mr. Bakare discussed that he was in favor of the layout relating to traffic control.

Mr. Prall discussed if amenities could be added to the green space for uses such as benches or gazebos. He also questioned which entrance would be the main entrance and the preserved woodlands having a permanent easement.

Mr. Shade discussed difficulties with adding amenities to the flood plain area. Mr. Efland discussed working with Parks and Natural Resource Director Ted

Miller regarding easement to the preserved area and the connection of a bike path along the stream.

- c. Public comment (not a public hearing)

There was no public comment received.

- d. No Commission Action

ITEM 5. PLANNING DIRECTOR REPORT

Mr. Efland provided an update regarding the Comprehensive Plan. He provided a thank you to the past service on the Commission by former Second Ward Commissioner Jim Halter. Mr. Efland discussed current challenges faced by his staff due to COVID-19.

ITEM 6. COMMISSION MEMBER COMMENTS AND DISCUSSION

ITEM 7. NEXT REGULAR MEETING: January 6, 2021

ITEM 8. ADJOURNMENT:

Motion: Chairman Simpson moved for the Planning Commission meeting to adjourn. The meeting adjourned at 8:57 p.m.



Chairperson



Elaine McCloskey, Clerk