

The Wednesday November 18, 2015 meeting of the Delhi Township Zoning Commission was called to order by Chairman Charlie Fehr at 7:06 p.m. at the Administration Building. The meeting began with the Pledge of Allegiance to the Flag.

Members present:

Charles J. Fehr  
Jayne Berning Patton  
Dale J. Weisker

Also present:

Thomas R. Stahlheber, Director of Development Services  
David C. Lane, Law Director

The Commission received certification that the rules pertaining to the Sunshine Law had been adhered to for the meeting.

#### **Resolution 2015-7**

Mrs. Patton moved and Mr. Weisker seconded to approve the minutes of the Commissions' February 18, 2015 meeting, but to dispense with the reading. Mssrs. Fehr, Weisker and Mrs. Patton voted aye. Motion carried.

#### **Resolution 2015-8**

Mr. Weisker moved and Mrs. Patton seconded to approve the minutes of the Commissions' May 20, 2015 meeting, but to dispense with the reading. Mssrs. Fehr, Weisker and Mrs. Patton voted aye. Motion carried.

The Public hearing in Case ZC2015-5 (Delfair) was convened.

Mr. Stahlheber advised the case involves a proposed development plan affecting a portion of the shopping center previously known as Delfair, now Delhi Town Center, at 5271 Delhi Pike. He commented that the plans submitted are consistent with the Delhi Pike Corridor Overlay District regulations inasmuch as the proposed use as an indoor climate controlled storage facility, while being a use other than one specified, is a use permitted in the Overlay District by virtue of the Commission having previously approving such a use at the subject premises.

*(Audio inaudible, summary of testimony provided by Secretary to Commission)* **Bob Krumdieck, partner, Delhi Town Center LLC, advised they are proposing reuse of the former Thriftway store at the west side of the shopping center and two adjacent storefronts east, as a climate controlled indoor storage facility. He commented that he has extensive experience in developing and operating storage facilities, and that there is great demand for such a facility in the area. He noted that no additions will be made to the building, that along with the rest of the shopping center there will be face lift of the exterior façade, and the area to the rear of the shopping center will be cleaned-up, screening fence replaced and secured by way of a security gate. He advised that the existing loading docks will be maintained and that an integrated, interior loading dock conducive to use by passenger vehicles will be added. He**

**commented that with respect to the remainder of the shopping center it is to be remodeled for continued use as same.**

Mrs. Patton asked if the garage doors would have glass panes in them. (*Audio inaudible, summary of testimony provided by Secretary to Commission*) **Mr. Krumdieck responded in the affirmative.**

Mr. Fehr asked where the new loading dock's garage doors would be located. (*Audio inaudible, summary of testimony provided by Secretary to Commission*) **Mr. Krumdieck responded at the northeast corner of the former Thriftway building.**

Mr. Fehr asked if the interior loading dock would be at ground level or if there would be a raised area. (*Audio inaudible, summary of testimony provided by Secretary to Commission*) **Mr. Krumdieck responded that such would be at the same level as the parking lot and that loading /unloading would occur on a raised platform. Mr. Krumdieck clarified that vehicles will not be able to access any other interior portion of the building other than the loading dock area.**

Mr. Weisker asked if anyone had ever put an indoor storage facility in a shopping center. (*Audio inaudible, summary of testimony provided by Secretary to Commission*) **Mr. Krumdieck responded in the affirmative.**

Mr. Fehr's asked what the hours of operation would be. (*Audio inaudible, summary of testimony provided by Secretary to Commission*) **Mr. Krumdieck responded operationally the facility will be manned during normal business hours, and that customers will have 24 hour access to the building via security codes.**

Mr. Fehr asked what portion of the building was included in Phase 1. (*Audio inaudible, summary of testimony provided by Secretary to Commission*) **Mr. Krumdieck responded the Thriftway store, with Phase 2 being the storefronts adjacent east.**

Mrs. Patton asked if when Phase 2 is undertaken there would be any modification made to the exterior façade of that portion of the shopping center. (*Audio inaudible, summary of testimony provided by Secretary to Commission*) **Mr. Krumdieck responded that by that time the face lift to the remainder of the shopping center will have been completed.**

Mr. Fehr asked what is included in the landscaping plan. (*Audio inaudible, summary of testimony provided by Secretary to Commission*) **Mr. Krumdieck responded a clean-up of the existing landscaping in the vicinity of the loading area and trees along Anderson Ferry extending from the driveway near the front of the Thriftway building north to Walgreen's driveway.**

Mr. Fehr asked if the heating and air conditioning units would be situated atop the building. (*Audio inaudible, summary of testimony provided by Secretary to Commission*) **Mr. Krumdieck responded in the affirmative.**

**Resolution 2015-9**

Mrs. Patton moved and Mr. Weisker seconded to approve the proposed development plan for Delhi Town Center in case ZC2015-5. Msrs. Fehr, Weisker and Mrs. Patton voted aye. Motion carried. (formal resolution attached)

**Motion 2015-2**

Mr. Weisker moved and Mrs. Patton seconded to take a brief break at 7:50 pm. Msrs. Fehr, Weisker, and Mrs. Patton voted aye. Motion carried.

*(Audio inaudible, summary of remaining testimony and actions provided by Secretary to Commission)*

**Motion 2015-3**

Mr. Weisker moved and Mrs. Patton seconded to reconvene the meeting at 8:00 pm. Messrs. Fehr, Weisker, and Mrs. Patton voted aye. Motion carried.

**Old Business:**

- **Mr. Stahlheber advised that work on the Delhi Strategic Redevelopment Plan is complete, a public presentation of the Plan will occur tomorrow (November 19, 2015) at 6:00 pm at the Lodge and that it is anticipated that the Board of Trustees will officially adopt the Plan at their next meeting. Mr. Fehr commented that he has been involved with the Plan as a member of its' Oversight Committee and provided an overview of it. Mr. Stahlheber advised that following adoption the Plan will be referred to the Commission for implementation, initially by way of probable modifications needing made to the text of the Zoning Resolution, and in the long term by way of reference in reviewing development proposals. Mr. Stahlheber commented that a consultant will be hired to assist the Commission with respect to the likely text amendment. Mr. Stahlheber noted his intent, prior to their next meeting, to forward the Commission copies of the Strategic Redevelopment Plan and focused periodical articles for their review.**
- **The Commission received several periodical articles.**

**New Business:**

- **Mr. Stahlheber advised that work on the Waffle House (approved in case ZC2014-1) is anticipated to start before the end of the year.**
- **Mr. Stahlheber advised that work on the Arby's (approved in case ZC2015-1) is complete.**
- **Mr. Stahlheber advised that work on the addition to Bayley Place (approved in case ZC2015-4) is anticipated to start before the end of the year.**
- **Mr. Stahlheber advised of having visited the Liberty Square development in Liberty Township, described the project, and encouraged the Commission members to also visit it noting that it includes a number of elements suggested in the Strategic Redevelopment Plan.**
- **Mr. Stahlheber advised that nothing was pending. The Commission agreed to establish tentative meeting dated for January 20 & February 3, 2016.**

**There being no further business on motion of Mrs. Patton seconded by Mr. Weisker the meeting was adjourned at 8:34 pm. Mssrs. Fehr, Weisker, and Mrs. Patton voted aye. Motion carried.**

---

---

---

---

Thomas R. Stahlheber, Secretary