

**CITY OF DELAWARE  
PLANNING COMMISSION MEETING  
CITY HALL  
COUNCIL CHAMBERS  
1 SOUTH SANDUSKY STREET**

**AGENDA**

**6:30 PM**

**JUNE 3, 2026**

ATTEND AN OPEN MEETING: Open meetings are held in City Hall Council Chambers. Sign in forms to speak are available at the door. Name and address are required for public comment. Comments are limited to 3 minutes.

EMAIL, LETTER, PETITION: Emails, letters, and petitions received to the Council Clerk by 10 a.m. the date of the meeting will be presented to members and submitted into the record. These items will not be read aloud during the meeting but will be available on the website following the meeting at the end of the next business day. Name and address are required. Send to [councilclerk@delawareohio.net](mailto:councilclerk@delawareohio.net). PLEASE NOTE SUBMISSION TIME.

**1. ROLL CALL**

**2. APPROVAL OF MOTION SUMMARY**

- A. APPROVAL of the Motion Summary of the Planning Commission meeting held on May 6, 2026, as recorded and transcribed.

**3. TABLED ITEMS (no action required)**

- A. 1. 2022-0632 DVP #1: A request by Pulte Group for approval of a Development Plan for Boulder Farms Sections 1 & 2 on 35.68 acres of property located within the Boulder Farms Planned Mixed-Use Overlay, as described in “Exhibit A”.
2. S 26-3: A request by Pulte Group for approval of a Final Subdivision Plat for Boulder Farms Section 1 comprised of 48 single-family lots, public right-of-way, and reserve areas on 21.53 acres of property in the Boulder Farms Planned Mixed-Use Overlay.
3. S 26-4: A request by Pulte Group for approval of a Final Subdivision Plat for Boulder Farms Section 2 comprised of 35 single-family lots, public right-of-way, and reserve areas on 14.15 acres of property in the Boulder Farms Planned Mixed-Use Overlay

**4. REGULAR BUSINESS**

A. DEVELOPMENT PLANS

1. PC 26-4: A request by The Wendy's Company for approval of a Development Plan for Wendy's on 0.92 acres of property zoned C-CC PMU (Community Commercial with a Planned Mixed-Use Overlay) located within the Glennwood Commons subdivision.
- a. Staff Presentation
  - b. Applicant Presentation
  - c. Public Hearing
  - d. Commission Discussion
  - e. Commission Action (recommendation to City Council)
2. PUD 25-13 DVP #1: A request by Maronda Homes for approval for a Development Plan for 210

townhomes on 44.05 acres of property zoned R-PUD and located within the McNett Meadows PUD.

- a. Staff Presentation
- b. Applicant Presentation
- c. Public Hearing
- d. Commission Discussion
- e. Commission Action (recommendation to City Council)

**B. PLATS**

1. S 26-8: A request by Maronda Homes for approval of a Plat for McNett Meadows Section 1 for 102 townhome lots, private roads, and reserve areas on 21.288 acres in R-PUD 25-13.
  - a. Staff Presentation
  - b. Commission Discussion
  - c. Commission Action (final decision)
2. S 26-9: A request by MSA Design for approval of a Plat for the Delaware County Shared Services Administration building on 10.678 acres of property zoned C/I (Civic / Institutional) and located on the southeast corner of Byxbe Parkway and State Route 521.
  - a. Staff Presentation
  - b. Commission Discussion
  - c. Commission Action (final decision)

**C. RIGHT-OF-WAY VACATIONS**

1. PC 26-7: A request by the City of Delaware for approval to vacate Hayes Street and various areas of unimproved right-of-way south and west of Hayes Street.
  - a. Staff Presentation
  - b. Public Hearing
  - c. Commission Discussion
  - d. Commission Action (recommendation to City Council)
2. PC 26-8: A request by the City of Delaware for approval to vacate unimproved right-of-way on Jane Road west of Winston Road.
  - a. Staff Presentation
  - b. Public Hearing
  - c. Commission Discussion
  - d. Commission Action (recommendation to City Council)

**5. PLANNING DIRECTOR'S REPORT**

**6. COMMISSION MEMBER COMMENTS AND DISCUSSION**

**7. NEXT MEETING DATE: July 1, 2026**

**8. ADJOURNMENT**