

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

AGENDA

6:30 PM

AUGUST 5, 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@cityofdelawareoh.gov. 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 July 1, 2026, as recorded and transcribed.

3. REGULAR BUSINESS

A. ZONING AMENDMENTS

1. PUD 26-5: A request by 19 Gruber LLC for approval of a Zoning Map Amendment from I-1 (Light Industrial) to MX-PUD (Mixed-Use PUD) on 5.68 acres of property located south and east of the intersection of West William Street and Gruber Street.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Hearing
 - d. Commission Discussion
 - e. Commission Action (recommendation to City Council)
2. PUD 26-6: A request by Green Oaks of Delaware LLC for approval of a Zoning Map Amendment from C-CC PUD (Community Commercial Planned Unit Development) to C-PUD (Commercial Planned Unit Development) on 5.38 acres of property located on the southwest corner of West William Street and South Houk Road.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Hearing
 - d. Commission Discussion
 - e. Commission Action (recommendation to City Council)

B. DEVELOPMENT PLANS

1. PUD 25-15 DVP #3: A request by Take 5 Properties SPV LLC for approval of a Development Plan for Take 5 Oil Change on 0.81 acres of property zoned C-PUD (Commercial Planned Unit Development) and located within the Trailhead Crossing development.

- a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Hearing
 - d. Commission Discussion
 - e. Commission Action (recommendation to City Council)
2. PUD 26-3 DVP #1: A request by Winkle Consulting Solutions LLC for approval of a Development Plan for Snappy's Automotive on 2.27 acres of property zoned C-PUD (Commercial Planned Unit Development) and located within the Liberty Belle PUD.
- a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Hearing
 - d. Commission Discussion
 - e. Commission Action (recommendation to City Council)

C. CONDITIONAL USES

1. PC 26-8: A request by Jablonka Real Estate Partners for Conditional Use Approval for the operation of a Boutique Hotel on 0.366 acres of property zoned R-NT (Residential – Neighborhood Transition) and located at 163 North Franklin Street.
- a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Hearing
 - d. Commission Discussion
 - e. Commission Action (final decision)

D. PLATS

1. S 26-11: A request by Winkle Consulting Solutions LLC for approval of a Final Subdivision Plat for Belle Commons on 10.927 acres of property zoned C-PUD (Commercial Planned Unit Development) and C/I PMU (Civic/Institutional with a Planned Mixed-Use Overlay)
- a. Staff Presentation
 - b. Commission Discussion
 - c. Commission Action (final decision)
2. S 26-12: A request by Joel Roby for approval of a Final Subdivision Plat for Vernon Crossing on 14.967 acres of property zoned R-MF and located on the south side of Vernon Drive west of the Old Colony subdivision.
- a. Staff Presentation
 - b. Commission Discussion
 - c. Commission Action (final decision)

4. **PLANNING DIRECTOR'S REPORT**

A. City Engineer's Report

5. **COMMISSION MEMBER COMMENTS AND DISCUSSION**

6. **NEXT MEETING DATE**

7. **ADJOURNMENT**