

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

AGENDA

6:30 PM

JANUARY 7, 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. 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 December 3, 2025, as recorded and transcribed.

3. ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

4. REGULAR BUSINESS

A. DEVELOPMENT PLANS AND MODIFICATIONS

1. 2023-4256 DVP #3: A request by M/I Homes of Central Ohio, LLC for approval of a Development Plan for Northwood Sub-Area B Sections 2, 3, and 6-12 containing 251 single-family dwelling units on 95.284 acres of property zoned R-SF PMU (Single-Family District with a Planned Mixed-Use Overlay) and located in the Northwood subdivision.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Hearing
 - d. Commission Discussion
 - e. Commission Action (recommendation to City Council)
2. PC 25-18: A request by American Structurepoint for approval of a minor modification to Development Plan 2023-2379 (Redwood at Addison Farms) to amend the approved buffer mound and landscaping plan.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comment (not a public hearing)
 - d. Commission Discussion
 - e. Commission Action (final decision)

B. PLATS

1. S 25-15: A request by M/I Homes of Central Ohio for approval of a Final Subdivision Plat for Northwood Sub-Area B, Section 2 comprised of 47 single-family lots on 12.970 acres of property zoned R-SF PMU (Residential Single Family with a Planned Mixed-Use Overlay).
2. S 25-17: A request by M/I Homes of Central Ohio for approval of a Final Subdivision Plat for Northwood Sub-Area B Section 6 comprised of 24 single-family lots on 5.844 acres of property zoned R-SF PMU (Residential Single Family with a Planned Mixed-Use Overlay).
 - a. Staff Presentation
 - b. Commission Discussion
 - c. Commission Action (final decision)
3. S 25-24: A request by Community Civil Engineers for approval of a Final Subdivision Plat for Primrose School on 2.75 acres of property zoned C-CC (Community Commercial) with text limitations and located on the southeast corner of Cheshire Road and US 23.
 - a. Staff Presentation
 - b. Commission Discussion
 - c. Commission Action (final decision)

5. **PLANNING DIRECTOR'S REPORT**

6. **COMMISSION MEMBER COMMENTS AND DISCUSSION**

7. **NEXT REGULAR MEETING:** February 4, 2026

8. **ADJOURNMENT**