

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

AGENDA

6:30 PM

OCTOBER 1, 2025

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 September 3, 2025, as recorded and transcribed.

3. REGULAR BUSINESS

A. ZONING AMENDMENTS

1. R PUD 25-13: A request by Maronda Homes for approval of a Zoning Map Amendment from A-1 (Agricultural District) to R-PUD (Residential Planned Unit Development) on 44.05 acres of property located on parcel 418-330-01-010-000 just east of the Winterbrooke subdivision as shown in "Exhibit A".
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Hearing
 - d. Commission Discussion
 - e. Commission Action (recommendation to City Council)

B. DEVELOPMENT PLANS

1. PC 25-14: A request by Delaware Development Plan LTD for approval of a Development Plan for Longhorn Steakhouse on 2.355 acres within the Coughlin's Crossing Planned Mixed Use Overlay and located north of Bojangles.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Hearing
 - d. Commission Discussion
 - e. Commission Action (recommendation to City Council)
2. PUD 25-6 DVP #1: A request by PVLI Delaware Realty LLC for approval of a Development Plan for Briar Hill Villas on 8.23 acres located on the southwest corner of S. Houk Road and Lansdale Drive.

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

C. PLATS

- 1. S 25-12: A request by Waffle House Inc for approval of a Final Subdivision Plat to split parcel 419-123-06-005-000.
 - a. Staff Presentation
 - b. Commission Discussion
 - c. Commission Action (final decision)

4. **PLANNING DIRECTOR'S REPORT**

5. **COMMISSION MEMBER COMMENTS AND DISCUSSION**

6. **NEXT REGULAR MEETING:** November 5, 2025

7. **ADJOURNMENT**