

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

AGENDA

6:30 PM

DECEMBER 3, 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 from the Planning Commission meeting held on November 5, 2025, as recorded and transcribed.

3. REGULAR BUSINESS

A. ZONING AMENDMENTS

- 1. MX-PUD 24-2 AMEND 10-25: A request by Fincon Epic Ventures for approval of a Zoning Map Amendment to expand MX-PUD 24-2 to include 4.468 additional acres currently zoned A-1 (Agricultural), as described in “Exhibit A”.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Hearing
 - d. Commission Discussion
 - e. Commission Action (recommendation to City Council)
- 2. C-PUD 25-15: A request by GTZ Properties for approval of a Zoning Map Amendment from C-CC and C-C PMU (Community Commercial and Community Commercial with a Planned Mixed-Use Overlay) to C-PUD (Residential Planned Unit Development) on 10.3 acres of property located on the northeast corner of Sunbury Road and Skyview Lane 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 AND MODIFICATIONS

- 1. PC 25-15: A request by Motley 7 Brew, LLC for approval of a Development Plan for 7Brew at 1424 Sunbury Road.

- a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Hearing
 - d. Commission Discussion
 - e. Commission Action (recommendation to City Council)
2. MX-PUD 25-8 MOD 10-25: A request by Ohio Wesleyan University for approval of a minor modification to the Development Plan for renovations and additions to the Ohio Wesleyan Library located at 43 Rowland Avenue within MX-PUD 25-8.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comment (not a public hearing)
 - d. Commission Discussion
 - e. Commission Action (final decision)
 3. PC 25-17: A request by Archall Architects for approval of a Minor Modification to the approved Master Sign Plan for the Coughlin's Crossing Planned Mixed-Use Overlay.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comment (not a public hearing)
 - d. Commission Discussion
 - e. Commission Action (final decision)

C. PLATS

1. S 25-15: A request by Delaware Bible Church for approval of a Final Subdivision Plat for Delaware Christian School at 45 Belle Ave.
 - a. Staff Presentation
 - b. Commission Discussion
 - c. Commission Action (final decision)

4. **PLANNING DIRECTOR'S REPORT**

5. **COMMISSION MEMBER COMMENTS AND DISCUSSION**

6. **NEXT MEETING DATE:** January 7, 2025

7. **ADJOURNMENT**