

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

AGENDA

6:30 PM

OCTOBER 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 is required. Please avoid including personal contact information if you do not wish it to appear online. Send to councilclerk@cityofdelawareoh.gov. PLEASE NOTE SUBMISSION TIME.

1. ROLL CALL

2. APPROVAL OF MOTION SUMMARY

2A.. APPROVAL of the Motion Summary of the Planning Commission meeting held on September 2, 2026, as recorded and transcribed.

3. PRESENTATIONS

- A. Delaware County Transit Update - Andy Volenik, Executive Director
- B. Thoroughfare Plan Update - Jonathan Owen, City Engineer

4. REGULAR BUSINESS

A. ZONING AMENDMENTS

- 1. PUD 25-15 AMEND 10-26: A request by Nutter Farm, Inc for approval of a Zoning Map Amendment to expand PUD 25-15 to include 11.746 additional acres of property currently zoned C-CC (Community Commercial) and located on the north side of US 36 / State Route 37 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. PUD 26-8: A request by Trailhead Acquisitions, LLC for approval of a Zoning Map Amendment from A-1 (Agricultural) to R-PUD (Residential Planned Unit Development) on 12.417 acres of property located on the south side of Bowtown Road as described 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 26-11: A request by T&R Properties for approval of a Development Plan for 252 multi-family dwelling units in the Flats at Boulder Park multi-family development in Sub-Area B of the Donovan Farms Planned Mixed-Use Overlay.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Hearing
 - d. Commission Discussion
 - e. Commission Action (recommendation to City Council)

C. CONDITIONAL USES

- 1. PC 26-10: A request by Golden Wrench Automotive for Conditional Use Approval to allow for the operation of a Minor Automotive Repair Garage on 0.345 acres of property zoned C-CC (Community Commercial) located at 253 South Sandusky Street.
 - a. Swearing in of applicants, staff, and members of the public relating to this case
 - b. Applicant Presentation
 - c. Staff Presentation
 - d. Public Testimony
 - e. Planning Commission Discussion and Action

D. PLATS

- 1. S 26-16: A request by Roby Development for approval of a Plat for Bowtown Reserve for 75 fee-simple townhome lots, open space, and private roads on 9.664 acres of property zoned R-MF (Residential – Multi-Family) and located on the northwest corner of Old Colony Drive and Bowtown Road.
 - a. Staff Presentation
 - b. Commission Discussion
 - c. Commission Action (final decision)

5. PLANNING DIRECTOR'S REPORT

6. COMMISSION MEMBER COMMENTS AND DISCUSSION

7. NEXT MEETING DATE: November 4, 2026

8. ADJOURNMENT