

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

AGENDA

6:30 PM

FEBRUARY 4, 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 from the January 7, 2026 Planning Commission Meeting.

3. REGULAR BUSINESS

A. TABLED CASES

1. 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. **Tabled at 1/7/26 meeting.**
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comment (not a public hearing)
 - d. Commission Discussion
 - e. Commission Action (final decision)

B. ZONING AMENDMENTS

1. PUD 26-1: A request by Delaware Development Plan, LTD. for approval of a Zoning Map Amendment from C-CC PMU (Community Commercial with a Planned Mixed-Use Overlay) to MX-PUD on 37.4 acres of property located within the Coughlin's Crossing development. **The applicant has requested this be tabled until the March meeting.**
2. PC 26-1: A request by the City of Delaware for various amendments to the City of Delaware Zoning Code as outlined in "Exhibit A".
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Hearing
 - d. Commission Discussion
 - e. Commission Action

4. **PLANNING DIRECTOR'S REPORT**
5. **COMMISSION MEMBER COMMENTS AND DISCUSSION**
6. **NEXT REGULAR MEETING:** March 4, 2026
7. **ADJOURNMENT**