

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

AGENDA

6:30 PM

SEPTEMBER 2, 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

- A. Approval of the Motion Summary of the Planning Commission meeting held on August 5, 2026, as recorded and transcribed.

3. OLD BUSINESS

A. CONDITIONAL USES

- 1. PC 26-8: A request by Jablonka Real Estate Partners for Conditional Use Approval for the operation of a Boutique Hotel on 0.366 acres of property zoned R-NT (Residential – Neighborhood Transition) and located at 163 North Franklin Street. *Application continued from August 5th meeting following closure of the public hearing.*
 - a. Commission Discussion
 - b. Commission Action (final decision)

4. REGULAR BUSINESS

A. ZONING AMENDMENTS

- 1. PUD 26-7: A request by Ex Flax, LLC for approval of a Zoning Map Amendment from various zoning districts to R-PUD (Residential Planned Unit Development) on approximately 1.75 acres of property located on the west side of the intersection of Lake Street and Flax Street 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 26-9: A request by T&R Properties for approval of a Development Plan for the Goodwill Men's Shelter on 1.076 acres of property at 21 Vergon Drive in the Greenwood Commons / Flats at Sugar Run Planned Mixed-Use Overlay.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Hearing
 - d. Commission Discussion
 - e. Commission Action (recommendation to City Council)

C. PLATS

1. S 26-13: A request by Gandee Heydinger Group, LLC for approval of a Re-Plat for Glennwood Commons on property zoned C-CC PMU (Community Commercial with a Planned Mixed-Use Overlay).
 - a. Staff Presentation
 - b. Commission Discussion
 - c. Commission Action (final decision)
2. S 26-14: A request by PPG Industries INC for approval of a Final Subdivision Plat for PPG to combine lots and dedicate right-of-way and easements on 95.59 acres of property zoned I-2 (General Industrial) and located at 760 and 876 Pittsburgh Drive.
 - a. Staff Presentation
 - b. Commission Discussion
 - c. Commission Action (final decision)
3. S 26-15: A request by Byers Ford for approval of a Combined Preliminary and Final Subdivision Plat for to combine lots and dedicate right-of-way on 9.54 acres of property zoned C-GC and located at 994 and 998 Stratford Road and 976 Havens Road.
 - a. Staff Presentation
 - b. Commission Discussion
 - c. Commission Action (final decision)

5. CITY ENGINEER UPDATES

- A.
1. Sandusky Street Road Diet
 2. US 42 and Sawmill Road Traffic Study

6. PLANNING DIRECTOR'S REPORT

7. COMMISSION MEMBER COMMENTS AND DISCUSSION

8. NEXT REGULAR MEETING: October 7, 2026

9. ADJOURNMENT