

**CITY OF DELAWARE
CITY COUNCIL REGULAR MEETING
COUNCIL CHAMBERS
7:00 P.M. MEETING**

AGENDA

7:00 PM

DECEMBER 8, 2025

**MEETINGS WILL BE STREAMED LIVE AT CITY HALL UNDER "EVENTS" AT
www.delawareohio.net**

- 1. ROLL CALL**
- 2. INVOCATION** by Scott Tiede, Delaware Bible Church
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF MOTION SUMMARY**

Approval of the Motion Summary from the City Council meeting held on November 24, 2025, as recorded and transcribed.

5. CONSENT AGENDA

- a. Acceptance of the Motion Summary from the Shade Tree Commission meeting held on September 23, 2025, as recorded and transcribed.
- b. Acceptance of the Motion Summary from the Civil Service Commission meeting held on November 5, 2025, as recorded and transcribed.
- c. Acceptance of the Motion Summary from the Planning Commission meeting held on November 5, 2025, as recorded and transcribed.
- d. Establish **January 12, 2026, at 7:10 p.m.** as the date and time for the public hearing and second reading of Ordinance No. 25-77, an ordinance approving a request by Fincon Epic Ventures of a zoning map amendment to expand MX-PUD 25-2 to include 4.468 additional acres currently zoned A-1 (Agricultural) as described in "Exhibit A".
- e. Establish **January 12, 2026, at 7:15 p.m.** as the date and time for the public hearing and second reading of Ordinance No. 25-78, an ordinance approving a request by GTZ Properties for a zoning map amendment from C-CC (Community Commercial) to C-PUD (Commercial Planned Unit Development) on 10.3 acres of property along the north side of Sunbury Road (US36/SR37) and east of Skyview Lane.
- f. Establish **January 12, 2026, at 7:20 p.m.** as the date and time for the public hearing and second reading of Ordinance No. 25-79, an ordinance approving a request to rezone approximately 101.5 acres from A-1 (Agricultural), east of the intersection of Glenn Parkway and Berlin Station Road to R-PUD (Residential Planned Unit Development).

- g. Establish **January 12, 2026, at 7:25 p.m.** as the date and time for the public hearing and consideration of Resolution No. 25-90, a resolution to approve a Development Plan for the construction of a 7 Brew drive-thru at 1424 Sunbury Road.

6. LETTERS, PETITIONS, AND PUBLIC COMMENTS

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.

7. COMMITTEE REPORTS

8. FOURTH READING OF ORDINANCE NO. 25-65 (AS AMENDED)

Ordinance No. 25-65, an ordinance making appropriations for the year 2026 and declaring an emergency. **(AS AMENDED)**

9. THIRD READING OF ORDINANCE NO. 25-69

Ordinance No. 25-69, an ordinance approving a request by the City of Delaware for approval of a Zoning Map amendment as outlined in "Exhibit A".

10. SECOND READING OF ORDINANCE NO. 25-73

Ordinance No. 25-73, an ordinance amending the Delaware Municipal Court and Clerk of Court employee benefits and leave policies and declaring an emergency.

11. CONSIDERATION OF ORDINANCE NO. 25-74

Ordinance No. 25-74, an ordinance supplementing the 2025 appropriations and declaring an emergency.

12. CONSIDERATION OF ORDINANCE NO. 25-75

Ordinance No. 25-75, an ordinance accepting the annexation of 175.79 acres of land, more or less, description and map are attached hereto for the annexation known as Price Farms Annexation by Michael R. Shade, agent for the petitioners.

13. CONSIDERATION OF ORDINANCE NO. 25-76

Ordinance No. 25-76, an ordinance accepting the annexation of 109.01 acres of land, more or less, description and map are attached hereto for the annexation known as Pine Meadows annexation by David W. Fisher, agent for the petitioners.

14. CONSIDERATION OF ORDINANCE NO. 25-77

Ordinance No. 25-77, an ordinance approving a request by Fincon Epic Ventures of a zoning map

amendment to expand MX-PUD 25-2 to include 4.468 additional acres currently zoned A-1 (Agricultural) as described in "Exhibit A".

15. CONSIDERATION OF ORDINANCE NO. 25-78

Ordinance No. 25-78, an ordinance approving a request by GTZ Properties for a zoning map amendment from C-CC (Community Commercial) to C-PUD (Commercial Planned Unit Development) on 10.3 acres of property along the north side of Sunbury Road (US36/SR37) and east of Skyview Lane.

16. CONSIDERATION OF ORDINANCE NO. 25-79

Ordinance No. 25-79, an ordinance approving a request to rezone approximately 101.5 acres from A-1, (Agricultural) east of the intersection of Glenn Parkway and Berlin Station Road to R-PUD (Residential Planned Unit Development)

17. CITY MANAGER'S REPORT

November 2025 Contract Approvals

18. COUNCIL COMMENTS

19. ADJOURNMENT