



## City of Powell, Ohio

### Planning & Zoning Commission

Donald Emerick, Chairman

Richard Fusch, Vice Chairman

Shawn Boysko

Trent Hartranft

Joe Jester

Bill Little

Chris Meyers, AIA, Architectural Advisor

### MEETING MINUTES FEBRUARY 11, 2015

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Don Emerick on Wednesday, February 11, 2015 at 7:00 p.m. Commissioners present included Shawn Boysko, Trent Hartranft, and Bill Little. Joe Jester and Richard Fusch were absent. Also present were David Betz, Development Director; Rocky Kambo, GIS/Planner; Chris Meyers, Architectural Advisor; Susie Ross, City Clerk and interested parties.

#### STAFF ITEMS

David Betz, Director of Development, said the applicant for Harper's Point and the applicant for Elite Land Title have both asked that their applicants be tabled to the Commission's March 11<sup>th</sup> meeting. He reported that City Council is interviewing applicants for the vacancy on the Commission and they should be making a decision soon.

Rocky Kambo, GIS/Planner, said they held their first Comprehensive Plan Public Workshop on February 5<sup>th</sup> and 72 people attended. That was a great turnout and they had a great deal of conversation where they learned a lot from the public. They are synthesizing all of the results. The next open house where they will dig a little deeper will be near the end of March/beginning of April. Don, Bill and Chris were present from Planning & Zoning.

Chris Meyers said the extended firm of one of the group of consultants hired to work on the plan is someone his company used and they are nationally recognized for their work. Powell did a good job choosing a great team of consultants. Chairman Emerick agreed.

#### HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

Chairman Emerick opened the public comment session. Hearing none, he closed the public comment session.

#### APPROVAL OF MINUTES

MOTION: Commissioner Little moved to approve the minutes of January 14, 2015. Commissioner Boysko seconded the motion. By unanimous consent, the minutes were approved.

#### PRELIMINARY DEVELOPMENT PLAN

Applicant: Lincoln Street, LLC c/o Sean Snyder  
Location: East side of Lincoln Street between West Olentangy Street and West Case Ave.  
Zoning: Downtown Business District  
Request: To approve a preliminary development plan for a proposed three building office development on 1.05 acres.

Chris Winkle, Gandy Habinger Group, representing applicant Sean Snyder, presented the Preliminary Development Plan (Exhibit A). He said at the last meeting they received input and there was a list of items to address. They have addressed all of those comments.

#### *Scale.*

Their buildings are 29' and 34' in height and the condo complex next door is 30' high. The aerial view shows they are slightly larger than the one next door but within the size within the district.

#### *Truck Routes.*

The truck routes have been identified. Photos of actual 40' trucks were provided. They can access the site pretty well but may touch the edge of the pavement at the corner. They will all come in from the west so

it will be left turn in and right turn out. They also showed that a 53' truck will work for a left turn even though they will use smaller trucks.

#### *Elevations.*

Building elevations and floor plans were provided and included the east and rear elevations as requested. The owner wanted to model this building after the Village Green Municipal Building and it has many of the same elements. They would prefer not to use stone. The rear elevations show how the roofline has been broken up into different areas.

#### *Landscaping and Lighting.*

The plan shows the trees along the side that will remain and will cover at least half of the building from the south side. The photo looking from the west to the east shows that only one house may be able to see them. Landscaping was added on the site. They removed the light poles and will instead use downlighting under the eaves.

#### *Driveways and paving.*

A stamped stone pattern was added to the entrance way; it will be stained to match the building. The shaded area on the plan shows where they will extend it out and add taper at the property line to expand the road for the width of their property. The sidewalk was a concern so they placed the sidewalk as shown and added a 90 degree turn right back out to the right-of-way so future development can connect to it.

#### *Signage.*

They will use on-building signage with no monument sign. Details on that will come forward in the future.

Commissioner Little asked where the easement on the south side is in relationship to the former easement. Mr. Betz said they propose that they vacate the Lincoln Street right-of-way so half will go to the property owner to the north and half to the property owner to the south. They will have to gain approval from City Council for that.

Mr. Kambo said the applicant did a good job of describing the changes to the plan since the last review. The only other notable change is the dock area. The current plan shows the removal of one parking space and an increase in landscape buffering. There were previously no parking spaces in the rear area of this site; this plan shows the addition of the parking spaces as requested at the last meeting. Staff is happy with this plan as they listened to all of the suggestions and incorporated them into their plan. This is Preliminary Development Plan #2 since the plan was tabled at the last meeting so they could address the questions at that review.

Mr. Kambo reviewed the Staff Report (Exhibit 1), focusing on the changes since the January 11<sup>th</sup> meeting. The zoning ordinance for the Downtown District allows for a maximum height of 35'. The code does not consider the measurement from the ground floor to the tip of the top of the building; they look at the midpoint between the ridge and the eave. After further review of the applicant's dimensioned elevation, Staff noted that the height of the proposed building is 35' from the ground to the ridge line of the roof and not the midpoint between the eave and the ridge. As a result the applicant's building is well below the maximum allowable height. The second concern was scale of the buildings in relation to the neighboring buildings. The applicant provided a cross-section of the street to the neighboring buildings (indicated) and it is pretty much in line with them. They are proposing a building that is four feet higher than those across the street.

Mr. Kambo said the code requires that at minimum at least 70% of the lineal footage around the perimeter of the structure shall be landscaped. They will need to do more landscaping around the buildings to make up that percentage.

The applicant provided turning radius analyses for 40' and 53' trucks. Staff superimposed that analysis on aerial imagery to get a good look at what that would look like. Development and Engineering staff did a cursory examination and determined the following:

- The Lincoln Street sides at West Olentangy Street will need to be improved to accommodate truck traffic. Improvements include widening the throat and radius, moving the sidewalk back, possibly relocating the utility pole and restriping. Further details would be determined at a later date by the City Engineer if this plan is eventually approved.
- Semi-truck no right turn signage would have to be installed to restrict turning onto Lincoln Street for westbound truck traffic. A right turn in is not feasible.
- In the long term, Lincoln Street may need to be widened and improved due to increased traffic and the development of adjacent sites. There is a lot of land left to be developed in the future. At this time the improvements are not necessary. This is in the TIF district and if approved, the property developed will increase the TIF fund that can ultimately be used to make the improvements. Neighboring vacant sites will

also pay into this fund. This site needs at least to improve the entryway into Lincoln Street but they should not be held responsible to improve all of the improvements to Lincoln Street.

Commissioner Little asked if the right-of-way currently exists to allow for the throat widening. Mr. Betz said it does. Staff would like to see that completed as a part of this development because of the left turns into the site. The analyses shows that a 40' truck cuts off some of the corner. Even now it should be signed to restrict right turns of westbound traffic. Staff will make a recommendation to City Council to adopt an ordinance to make that restriction. That would allow enforcement in the future. From a left turn movement situation it is available for a 40' vehicle but it will require a few feet of roadway improvement.

Mr. Kambo said the applicant provided elevations for Building 1. Staff has the following comments:

- Window style may need to be changed per the architectural guidelines. Double hung windows with no grids are preferred and the dimensions of the windows may be incorrect.
- A small stone veneer foundation on the bottom of each of the proposed buildings is suggested. This is typical for barns similar to what these buildings depict.
- They need to update the cover sheet of their site plans to reflect all of the changes. For example, the parking figure is incorrect.
- The applicant provided future renderings and drawings to scale with illegible dimensions. Some of the submitted plans were difficult to read (see below).
- The dimensions for the interior of the building should be added to the plans. The current drawings show the back wall but not the front wall so some dimensions are still missing.

Mr. Kambo said Staff recommends approval of the Preliminary Development Plan with the following conditions:

1. Staff's comments above should be incorporated into the Final Development Plan.
2. The applicant needs to go to Council and get approval for the vacation and dedication of land before they move to the final approval.
3. The applicant should work with the City Engineer to make sure the road widening and improvements to Lincoln Street are done appropriately.

Chris Meyers, Architectural Advisor, said as a preliminary application this includes some very nice elements. They had a good conversation at the last review and the applicant has tried to demonstrate those in this submittal. Scale does not equal height so the relative adjacency and height of a building is part of the consideration. It must also include massing of the form of the building. He is still concerned about the condition of the south wall with the length and orientation of it relative to its tightness on the property line. He is concerned about the general massing of the building. They can take big buildings and make them look articulated so there is scale change without having to change too much of the configuration of the building. They can create subtle variations such as material, color or roofline changes. As they work with the applicant to develop the final application and elevations they can work to see how to make the scale appropriate.

Mr. Meyers said the two smaller scale speculative buildings blend nicely with the context of the surrounding properties. The concern is the big building and its relative position to the south. There is a good buffer of landscape but they still need to work through the scale on that side. The location of the south wall is where it can be for setback requirements but there is not much of a transition from the property to the façade of the building for the entire length. Mr. Meyers said there is not a lot of room to move that building but they need to be sensitive to the transition of the building relative to adjacent properties. Mr. Meyers asked about the material of the warehouse-type building. Mr. Winkle said it is a pre-engineered building. Mr. Meyers said that will not prevent the ability for them to create subtle changes in dimension. He asked how the buildings are serviced when it comes to mechanical systems.

Cathy Ramondelli, Architect, said the mechanical systems will likely be units hung inside the warehouse with exposed ductwork in the office areas. There may be an air handler unit inclusive on the inside but that has not been determined yet. Mr. Meyers said if there are external mechanical units or louvers they will need determine where they are placed and screened. He asked if there are any plans for signage on the building. Ms. Ramondelli said there will be signage with the company name on the end of each building. Mr. Meyers said the flat area dimensions of any signage should be provided. As they go into the final application they will need to call out materials, colors, casings, and brackets. Mr. Ramondelli said they plan to use board and batten on the office portion and use metal on the rest. Mr. Meyers said he does disagree a little with Staff in regard to the windows; this is a different building use and it may not have to fall into the requirements of the Historic District. Placement of the windows and downspouts is important as is the composition of the locations of brackets to windows to light fixtures. They will need to look at the unity of elements on the façade. Ms. Ramondelli said this is very preliminary and as they develop the use inside the buildings they will be able to determine where the windows will go. Mr. Meyers said

he is not sure the buildings need to have stone around the base of all four sides of all of the buildings. Adding a stone base on portions of the building will be a great tool to affect the scale and massing. He suggested they take the long wall of the south elevation where there is a step down on the back of the warehouse area and adjust the exterior wall slightly to create a break in the long wall. A stone base could be included on one of those three walls to break it up. Color changes can break it up as well. They are headed in the right direction with this proposal.

Mr. Betz said this is a larger property than they usually have in the Downtown District. It was a commercial and industrial area back in the day. This is a local businessman locating his thriving business in the City. It is larger than they like to see in the Historic District but they are trying to break up the scale and roofline to make it a useful commodity for a long time.

Chairman Emerick opened this item to public comment.

Terry Doodan, 162 W. Olentangy Street, said she has looked over the zoning code in regard to the Downtown Business District. The code says nothing about warehousing in the approved uses so she still has concerns about this use. She has real concerns about much of the residential and commercial interspersing in the village. It is getting to be a lot of hodge-podge without cohesive looking buildings. There are buildings with inappropriate garage doors that are 15' high and facing the main road. She does not like the way things are moving. Ms. Doodan said there is a percentage of land coverage specified within the district and this seems to be exceeding that amount. The percentage of lot coverage is stated in the zoning but they do not uphold those standards when they make their decisions and she does not understand. Ms. Doodan said the problem of turning a semi-tractor trailer onto the street should concern them because the diagram clearly shows that in order to turn right onto Powell Road one would have to enter eastbound lanes. She mentioned the water problems on the adjacent lots at the last meeting and the retention proposed is unattractive. Immediately south of this building there are four parcels stacked from east to west and she is concerned that in abandoning the right-of-way, that also limits the access to those lots. Ms. Doodan said they will have half of a 40' right-of-way but they want to develop in that area with access to the lots as they are now platted. They are using a lot of things as design elements and calling them "public improvements" but in fact they look like they are put there for the use of their building only with very little concern for anyone who would be crossing through the area. She would not feel comfortable going on a public sidewalks that is immediately adjacent to someone's business that is not retail. Ms. Doodan said there is no mention of warehousing in the downtown and that is what this is. She has never been concerned about the height of this building but is concerned about the length and width and percentage of lot coverage. To say it is excessive is an understatement. This is a preliminary plan review but she cannot imagine it going to the final plan phase because it would be a disservice to the land use in the City. They can find a better use for this property or at least take a percentage of the useable paved or build space down to what is more reasonable. At this point it looks like it is 99% paved or developed.

Commissioner Little said he understands that she owns 162 & 146 Lincoln Street, the lots behind there and all of the lots between the proposed building and Olentangy Street. He asked if she has any plans or ideas for the future. Ms. Doodan said they went through a plan meeting many years ago for a residential use. It was a condominium development and she wanted to do ranch style homes and the City said it should be two story homes. She said she would never consider warehousing. Mr. Betz indicated the location of Ms. Doodan's properties and adjacent alley access. If the right-of-way were to go away she would still have access from Lincoln Street. He said it is 150'. Ms. Doodan said she would be very concerned about any removal of any access to the lots. Commissioner Little asked if this were to go through and she were to receive the 20' easement as her property, would Ms. Doodan be receptive to having the applicant plant four pin oak trees along that area to help give her screening. Ms. Doodan said she is a landscape architect and she can put in her own trees for landscaping; she is concerned about access. Once the applicant puts in this large warehousing it limits what she can attract and dictates that they would have to look at warehousing. She asked if the Commission wants the entire Downtown Business District to become warehousing.

Mr. Betz said according to the code this is a permitted use as a consumer/trade services facility. According to the provided documents, the impervious area is at 68.4% which includes pavement and structures. That is the number they are using for their stormwater control. The pervious area is 31% (grass area). The maximum lot coverage is 20% for buildings and an additional 5% can be used for public amenities. The setbacks are 5' for next to commercial or non-residential use. Staff will have to discuss further the access to the platted lots. Mr. Betz said Staff will want to talk to the Law Director about the particular issue brought up by Ms. Doodan. This affects multiple individual lots as well as one small point that is not owned by the adjacent owner. Commissioner Little asked if there is any reason why they would not consider vacating the other easement as well. Mr. Betz said if they want to take away their access to Olentangy Street and vacate the easement they would have no way to provide access to them. They do not intend to take any driveways away off of Olentangy Street. The plan would be to put in a three lane cross-section

of improvement from where it ends here to just east of the tracks and create turn lanes so the property owners can get into their driveways easier.

Ms. Doodan said she looked up the code for the Business District and it says "In determining the uses permitted in this district, the following consumer and trade services facilities that commonly provide home and office citizen services or uses determined to be substantially similar shall be permitted." They list coffee shops, gift wrap services, letter services, and mail shops. The code does not say warehousing.

Sean Snyder, 315 Ashmoore Circle W., applicant, said he keeps hearing warehousing. He is not putting Home Depot in Powell. He moved into Powell in 1997 and built his house in Ashmoore. He has worked out of his house and has a warehouse in Wauseon, Ohio, west of Toledo. He has 10k sq. ft. there and that is where all of his merchandise is stored. He wants this building because he just hired two more people and is having trouble fitting them into a two office building with a small warehouse in the back that he currently rents from Mr. Margello. Mr. Snyder welcomed anyone to come and see his use of the current facility. He said he sells pieces and parts for the shower door industry so the items are small. Ms. Doodan said if they are so small he may be able to reduce the size of the building. Mr. Snyder said he also has a boat and a couple of jeeps he would like to store there. He would like to build the two other buildings for other businesses to rent or purchase. He said he is not trying to come in and build a giant warehouse in the middle of Powell because he is also a resident of Powell. Mr. Snyder said his site is pretty close to the railroad tracks and he does not see anyone else developing along there because of the noise. Commissioner Little said they have a proposal for a development just north off of Liberty Street. Mr. Snyder said his proposal may even block some of the noise to the adjacent properties.

Hearing no further comments, Chairman Emerick closed this item to public comment.

Commissioner Boysko said he likes the development, the design of the buildings and the articulation of the buildings but he is not sure if it is the right spot in Powell. He feels like they are trying to put a lot on a small site. This would be a great development if it was located a few blocks over in a different neighborhood adjacent to other larger warehouse buildings. When they talk about the scale it is not just the height of the roof; it is the overall massing. The rendering shows the massing of the southern building and how big it is compared to everything else in the area. Commissioner Boysko said he is not as optimistic they can break down the scale of the southern façade with materials and colors. It will help but it is still a 144' long building on a 200' wide site. It would be a different situation if this was a much larger site with a building set back 20-30' from the road. The building is 5' off of the property line and there is no room for articulation or buffering. Unless there is a drastic change in the building it is still a large mass. Commissioner Boysko said that was his concern at the last review and it is still his concern. At the last meeting they reviewed the proposed development just across the street but it is a smaller scale building. The applicant provided an image that shows the two proposals side-by-side and it is clear they are not in scale at all.

Commissioner Boysko said he is not sure they consider this area an extension of the downtown and more residential or can it become something else as they come west across the tracks. The truck turning radii provided is a great illustration that shows that trucks cannot turn down that street, whether from the east or the west. They cannot make that turn without taking out cars or pushing back cars that are in queue. Commissioner Boysko said he does not know how they widen it so they can pull out without backing up traffic. If this proposal goes forward it should be contingent on the improvement of Lincoln Street. He understands there are TIF funds available that may or may not fund the future development of improving Lincoln Street but it may be 5-10 years down the road. They cannot wait that long for those improvements to happen. Commissioner Boysko said he is in agreement with a lot of the comments from Ms. Doodan. The lot coverage is 68.4% and the maximum is 70% and the maximum building coverage is 20% and this plan is at 28%. Mr. Betz said it shows the need for an 8% variance for building coverage. Commissioner Boysko said that, along with the circuitous route of the sidewalk and detention right at the street seems unusual and that they are trying to cram too much on this site. This is a great use but he is not sure this is the place and street for it.

Commissioner Little said they are dealing with a piece of property that is on the railroad and if they look right across the tracks they have what was the old brick manufacturing facility that is now being renovated (The Collection). Mr. Betz said they have a lot of traffic and trucks go back there too. Commissioner Little said he is in logistics and this truck is a shorter radius than typical trucks. Guys that drive trucks can easily handle this situation; it is done every day in other cities. He does not have a concern about that but they do need to upgrade the street. This particular applicant is proposing to upgrade the portion of the street that abuts the property where he wants to build. Commissioner Little asked what could be located here by code that could generate a lot of traffic and also have truck deliveries. Mr. Betz said restaurants nearby have trucks this size that make deliveries to either their parking lot or the municipal lot. He said that use could be built on this site. They would have to make sure things are done based on traffic analysis, land use, scale and intensity of use. Commissioner Little said he understands the concern



about the scale of the building but they may be able to do some of the things recommended by Mr. Meyers. A few plantings of a good, hearty hardwood tree may also bring scale to the situation. He is in favor of moving this to the final development review. To add to the other comments heard, they will need a modified landscape plan, the actual lighting plan and fixtures proposed and a signage plan including the signage for the speculative buildings. Commissioner Little said this is a property right off of the railroad and based on what could go on this property and understanding this business he feels this is an appropriate use of this property.

Commissioner Hartranft asked if they will use a 40' truck. Mr. Snyder said that would be the largest they would use and they also receive deliveries from 20' trucks. Most of the larger trucks will go to his warehouse in Toledo. The delivery trucks are no different than those he receives at this current location right up the street. He said he typically gets one 20' or 40' delivery truck once a month and they typically come early in the morning. Commissioner Hartranft said he has concerns about the amount of building coverage. He asked if the 8% reduction in the size of buildings would be acceptable. Mr. Snyder said they can make it 8% smaller. He is a businessman and this is an expensive piece of land so he wants to maximize the space he can use. He would like to build all three buildings so he can include other people and other businesses in Powell. He can eliminate a building but then he would probably just keep the whole site for himself. Commissioner Hartranft said his main concern is the elimination of the right-of-way and the impact on another property owners. By building this they are impacting the availability of those lots for future development and anyone in that situation would want to keep that right-of-way. Mr. Snyder asked if there is more than one right-of-way. Mr. Betz said there are two and they propose vacating the one that goes up to the centerline of Lincoln Street. Commissioner Little said they can argue that those four or five properties above will be given 20' and it could just be added to the 20' in the lower easement. He said they could put a 40' road in the middle of those eight properties if they wanted to. Mr. Snyder said everything south of their property will lose property value because there will have to be a larger road all the way to the front. They are just swapping it. Commissioner Little said the 20' could just shift those four lots up and if they so choose they can put access in the middle section. Commissioner Hartranft asked about the minimum width for access. Mr. Betz said the minimum access drive width for a commercial property is 20'.

Commissioner Hartranft asked if this has to go to City Council before a decision can be made. Mr. Betz said if Council decides not to vacate the right-of-way this whole site plan would have to change because it changes the setbacks. He said the lots are 50' wide by 150' deep. They are sufficient as they stand but they could also be combined for one big building.

Chairman Emerick asked how long Ms. Doodan has owned these properties. Ms. Doodan said she has owned the first building since 1988. She has no concrete plans and has not actively tried to sell them. Chairman Emerick said he is asking because they have two property owners with goals for their properties. He has a hard time telling one property owner he cannot develop his property in a way that is within code requirements because the other property owner adjacent to him has vacant property they have not done anything with for many years and might do something down the road. Ms. Doodan said it could negatively affect her ability to develop her land in the future. Chairman Emerick asked how they can determine that negativity when she has no concrete plans for any kind of development and the other property owner does have plans. He said the applicant is willing to reduce the building size by 8% to get to the maximum in the code requirements. He would like to see City Council make a decision on the right-of-way before the Commission takes a vote on the preliminary plan and he would like to see a full Commission present to take a vote on this. They should have a full Commission for the March meeting. Chairman Emerick said he supports tabling this application again until their March meeting with the understanding that they will take the right-of-way decision to City Council.

Mr. Winkle asked why they cannot have the Commission approve the Preliminary Plan tonight. Chairman Emerick said they have a quorum of four member tonight and if one of them votes "no" that kills it. All four have to vote in the affirmative. If they have a full Commission they get a better feel for what they are thinking. Mr. Winkle said he would like to wait for the full Commission. Mr. Betz said they can take the right-of-way to Council in the meantime. Ms. Doodan said she will look into the implications that will have for her as well. Mr. Betz said she is welcome to meet with Staff to discuss this further. Commissioner Little asked that the applicant provide information about the income generation for the community such as income or property tax. Mr. Betz said Staff can help them determine that information. Commissioner Little said it is very important that they bring things to the downtown that create jobs. Mr. Snyder said he currently has two employees and would like to hire more but he cannot do it in the rental building where he is currently located.

MOTION: Commissioner Little moved to table the Preliminary Development Plan proposed by Lincoln Street, LLC for the 1.05 acres of property located on the east side of Lincoln Street to the Commission meeting on March 11, 2015. Commissioner Hartranft seconded the motion.

VOTE: Y 4 N 0

The applicant for Germain was not present so the Commission skipped to the next agenda item.

#### **ADMINISTRATIVE REVIEW**

Applicant: WesBanco, c/o Chris Humphrey  
Location: 10716 Sawmill Parkway, Lot 5321 at The Shoppes of Wedgewood  
Current Zoning: Liberty Township PC, Planned Commercial District  
Request: Administrative Review and approval of a new branch bank office and drive-thru.

Mr. Betz said this property is part of The Shoppes of Wedgewood development which annexed into the City under the agreement that they would take in the zoning that was approved in the Township. This property included the Target Store, retail strip center and seven outlots. The outlots were platted prior to coming into Powell and the uses are set forth in the zoning text and plans for the Township include retail, office, commercial uses and a bank falls into that. If the members of the Commission have any creative judgment as to what they should do to their building or site plan they may offer that information this evening.

Mr. Betz identified the location of the site and the surrounding roadways and uses. The bank is on the corner with parking in front and drive-thru behind with a driveway and nice circulation around. There are four parking spaces to the west side of the lot that seem to be sticking out where they cannot be accessed and will rarely be used. Staff recommends they do not install those parking spaces. They like the building design and the signage meets the Township sign ordinance in place for this development plan. Staff just feels they are over-parked unless they plan to use the four spaces for employee parking. He asked if there is a door in the back of the building.

Chris Humphrey, architect for WesBanco, said there is no door on the back but there is a fire exit on the north side as required by code. From experience, a bank this size of nearly 4300 sq. ft. would have 35 parking spaces. They will have eleven stations for employees as well as a meeting room and this plan includes 32 parking spaces. The ones in the back are employee parking so they do not park in front of the doors. They would have to make the walk but the spaces out from for customers are the most important. If those four spaces are in between him getting full approval tonight he will eliminate them. Mr. Betz said there is so much parking behind there that these four spaces will not make that much difference. Mr. Humphrey said they do not want to make them walk that far.

Commissioner Hartranft asked about the materials for the roof. Mr. Humphrey said they are proposing standing seam metal roof. Mr. Meyers had no comments on the architecture. Commissioner Boysko asked when the modular building will go up. Mr. Betz said they just signed the contract today for a temporary parking agreement. Mr. Humphrey said they have been in for permits for a while.

Chairman Emerick opened this item to public comment. Hearing none, he closed this item to public comment.

MOTION: Commissioner Little moved to approve the Administrative Review as presented by Chris Humphrey for WesBanco for the property located at 10716 Sawmill Parkway.

Commissioner Boysko seconded the motion.

VOTE: Y 4 N 0

#### **PRELIMINARY DEVELOPMENT PLAN**

Applicant: Elite Land Title LLC & 75 Lincoln LLC  
Location: 75 Lincoln Street  
Zoning: DB, Downtown Business District  
Request: Approval of a Preliminary development Plan for the construction of a 2,735 sq. ft. office building.

MOTION: Commissioner Little moved to table the Preliminary Development Plan represented by Elite Land Title, LLC for the property located at 75 Lincoln Street to the Commission meeting on Wednesday, March 11, 2015.

Commissioner Boysko seconded the motion.

VOTE: Y 4 N 0

#### **ZONING MAP AMENDMENT AND FINAL DEVELOPMENT PLAN**

Applicant: Len Pivar Builder dba Arlington Homes  
Location: 2470 West Powell Road, 8.75 acres off of Beech Ridge Drive  
Current Zoning: PC, Planned Commercial District & R, Residence District  
Proposed Zoning: PR, Planned Residence District

Request: To approve a Zoning Map Amendment and Final Development Plan for the development of 48 single family condominium homes and changing the zoning map from PC, Planned Commercial District and R, Residence District to PR, Planned Residence District.

MOTION: Commissioner Little moved to table the Zoning Map Amendment and Final Development Plan represented by Len Pivar dba Arlington Homes for the property located at 2470 W. Powell Road to the Commission meeting on Wednesday, March 11, 2015. Commissioner Boysko seconded the motion.

VOTE: Y 4 N 0

#### **CERTIFICATE OF APPROPRIATENESS**

Applicant: Germain Real Estate LLC c/o Brian Reynolds  
Location: 378 West Olentangy Street  
Current Zoning: PI, Planned Industrial District  
Request: Approval of a Certificate of Appropriateness for the demolition of most of the existing old Auto Assets building and the partial renovation of the existing building, fencing, landscaping and parking.

MOTION: Commissioner Little moved to table the Certificate of Appropriateness represented by Germain Real Estate LLC c/o Brian Reynolds for the property at 378 W. Olentangy Street to the Commission meeting on March 11, 2015.

Commissioner Boysko seconded the motion.

VOTE: Y 4 N 0

#### **OTHER COMMISSION BUSINESS**


Sign Ordinance – Temporary Sign Regulations Review – Due to length of this agenda, this item will be rescheduled to the February 25, 2015

#### **ADJOURNMENT**

MOTION: Commissioner Little moved at 9:04 to adjourn the meeting. Commissioner Boysko seconded the motion. By unanimous consent, the meeting was adjourned.

**DATE MINUTES APPROVED: February 25, 2015**

 3/13/2015  
Donald Emerick Date  
Chairman

 3/14/2015  
Sue D. Ross Date  
City Clerk

