



City of Powell, Ohio

Planning & Zoning Commission

Donald Emerick, Chairman

Richard Fusch, Vice Chairman

Shawn Boysko

Ed Cooper

Trent Hartranft

Joe Jester

Bill Little

Chris Meyers, AIA, Architectural Advisor

**MEETING MINUTES
JUNE 24, 2015**

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Don Emerick on Wednesday, June 24, 2015 at 7:00 p.m. Commissioners present included Shawn Boysko, Ed Cooper, Richard Fusch and Joe Jester. Also present were Rocky Kambo, GIS/Planner; Chris Meyers, Architectural Advisor; Leilani Napier, Planning & Zoning Clerk and interested parties.

STAFF ITEMS

Rocky Kambo, GIS/Planner, updated the Commission on the 3rd Comprehensive Plan public workshop held Wednesday, June 17, 2015. Over 50 people attended and provided valuable comments. The Comprehensive Plan will now be drafted and presented to the Steering Committee for final review, possibly in August. The Steering Committee will recommend the Comprehensive Plan to P&Z, P&Z will review the Comprehensive Plan, most likely at 2 separate meetings, then P&Z will recommend the final Comprehensive Plan to City Council.

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

Chairman Emerick pointed out page 5, the first sentence of the last paragraph, should read Bunker Lane not Land. MOTION: Commissioner Jester moved to approve the minutes of June 10, 2015 as corrected. Commissioner Fusch seconded the motion. By unanimous consent, the minutes were approved.

CERTIFICATE OF APPROPRIATENESS REVIEW

Applicant: Scherner, Sybert & Rhoad, LLC
Location: 153 South Liberty Street
Existing Zoning: DB, Downtown Business District
Request: To approve a 2-story, 576 SF addition to an existing 2-story office building.

Curt Sybert with Scherner, Sybert & Rhoad, LLC, 153 South Liberty Street, was present to review the application (Exhibit A) for a Certificate of Appropriateness. Mr. Sybert said Scherner, Sybert & Rhoad has been in business and a neighbor of Powell since 2006. When the business started, he and Ben Scherner thought they would be the only 2 employees in the office space. The business has expanded to 5 attorneys and 2 full-time paralegals and the office space has become very cramped. He said they have lawyers without offices, sitting in the hallway, which is a problem. Mr. Sybert said they need to add approximately 576 SF which will give them 2 more offices on the Pendleton side of the building. He said when construction is completed you won't be able to tell there was an addition to the building; the windows, siding and roofing will all match.

Rocky Kambo, GIS/Planner presented the Staff Report (Exhibit 1).

Project Background

The applicant has been in Powell for many years and is now looking to expand their operation. The addition will be used for office space.

Ordinance Review

In accordance with the requirements of codified ordinance 1143.18 DD (j): No environmental changes shall be made to any property within the Downtown District unless a Certificate of Appropriateness has been previously

issued by the Planning and Zoning Commission, Historic Downtown Advisory Commission or the Zoning Administrator, when authorized.

Furthermore, in accordance with 1143.18 DD (j)(2): Any change in the outward appearance of a property within the Downtown District shall require approval of Certificate of Appropriateness by the Planning and Zoning Commission if any change in the outward appearance of a property within the Downtown District results in one or more of the following:

- A. The plans call for a new non-residential structure or addition of "occupy-able" space to an existing non-residential structure, whether principal or accessory; or

As this is an addition to an existing non-residential structure, P&Z has the authority to approve a Certificate of Appropriateness.

Staff Comments

The proposed addition blends seamlessly with the existing structure. All chosen materials are in line with existing materials. When completed, it should look as though it was an original piece of the building. Pending any Architectural Advisor comments, Staff sees no problems with the proposal. Mr. Kambo said the proposal includes adding a cupola.

Staff Recommendation

Based on its analysis Staff recommends approval of a Certificate of Appropriateness with the following conditions:

1. All of the Architectural Advisor's comments are satisfied.
2. The City Engineer reviews all plans and changes are made to their satisfaction.

Chris Meyers, Architectural Advisor, had the following questions/comments (presented in bold). Mr. Sybert provided answers/comments (presented in italics):

- **Does the cupola already exist or is it being added? Existing drawings don't show the cupola.** *The cupola already exists. The building has a maintenance issue. Moisture gets into the building so they are going to put metal flashing up.*
- **Is the casing detail on the header trim, the arched top header, on all existing windows or just on the 4 new windows only? Existing drawings don't show the casing detail on all windows.** *The casing detail is on all existing windows.*
- **Will the color be the same? The color will be the same.**

Mr. Meyers asked if this application needs to be reviewed by HDAC. Mr. Kambo said the work is an extension of space that will be occupied, to an existing non-residential structure but Staff would leave the decision to the P&Z Commission. Mr. Meyers said the plan looks great and he is glad the business is expanding enough to need additional space.

Chairman Emerick opened this item to public comment. Hearing no other comments, Chairman Emerick closed the public comment session. Chairman Emerick opened the floor for comments and questions from the Commission.

Commissioner Cooper asked for clarification on whether the application needs to go to HDAC. Mr. Kambo said it does not need to go to HDAC for review. Commissioner Cooper said he has no problem with the application or further questions.

Commissioner Jester had no questions or comments.

Commissioner Boysko said the plan looks great. He asked if the increased square footage has any implications on parking. Mr. Kambo said it does not, the employees are already in the building and parking on site.

Commissioner Fusch said he was on both the HDAC and the P&Z Commission when this plan was approved and he has no problem with the application.

Chairman Emerick had no problem with the application.

MOTION: Commissioner Fusch moved to approve the Certificate of Appropriateness brought forth by Scherner, Sybert & Rhoad, LLC, at 153 South Liberty Street, subject to the following conditions:

1. That all of the Architectural Advisor's comments shall be satisfied; and
2. That the City Engineer shall review all plans and changes shall be made to their satisfaction; and

3. That the applicant need not submit this application for further review to the HDAC.

Commissioner Boysko seconded the motion.

VOTE: Y 5 N 0

CERTIFICATE OF APPROPRIATENESS REVIEW

Applicant: Germain Real Estate Company, LLC c/o Brian Reynolds
Location: 378 W. Olentangy Street
Existing Zoning: PI, Planned Industrial District
Request: To approve proposed renovations to the existing building that will remain at the Germain Collision center site (formerly Auto Assets).

Brain Reynolds, Architectural Alliance, 165 N. 5th Street, Columbus, was present to review the application (Exhibit B) for a Certificate of Appropriateness. Mr. Reynolds said approval for the demolition of the front buildings, the former Auto Asset site, was obtained at a previous P&Z meeting. The remaining building is going to have interior alterations to add offices for the body shop manager and insurance adjusters, to increase the customer service and waiting area and to add a delivery center where vehicles will be cleaned and detailed to be returned to customers. Mr. Reynolds said the plan includes removing the existing metal siding from the building and a small masonry wall. They will use a smooth Hardi-Panel on the building with Hardi-Trim batons to create a board and baton look. They are also putting in a small, overhang canopy, new hoop-style light fixtures and the color pallet will be white. The existing roof will stay, which is a silver color. Mr. Reynolds said moving the employees and functions to the new offices paves the way for the next phase: adding onto the body shop in the back and creating new space for parts storage. They will submit 2 engineering plans when their plan comes back before the Commission.

Rocky Kambo, GIS/Planner presented the Staff Report (Exhibit 1).

Proposal Overview

The applicant is requesting approval to renovate an existing metal sided building to one that includes board and baton siding, new material and color.

Project Background

The applicant is finalizing their plans for the remainder of the site that was purchased from Auto Assets. Earlier, the Commission approved the tear down of the existing Auto Assets building, except for the back portion. It is with this application the applicant wishes to remodel the existing building for use as a detail shop and inspection area. The Commission had asked for review of the proposed reuse of the existing building and its exterior renovations when they are proposed. Phase 1 includes the building remodel and installation of some storm water detention. Phase 2 will include the larger parking area improvements as well as additions to the existing body shop building.

Ordinance Review

In accordance with the requirements of codified ordinance 1143.30, the Planning and Zoning Commission is the Architectural Review Board for reviewing extensive changes to buildings outside of the Historic District that do not create added square footage or provides a greater intensity of use. We also recommend the Commission utilize the Pedestrian Scale Design Guidelines as a reference for this proposal.

The Code mentions:

The Board shall endeavor to assure that the exterior appearance and environment of such buildings, structures and spaces will:

- (1) Enhance the attractiveness and desirability of the district in keeping with its purpose and intent.
- (2) Encourage the orderly and harmonious development of the district in keeping with the character of the district.
- (3) Improve residential amenities in any adjoining residential neighborhood.
- (4) Enhance and protect the public and private investment and the value of all lands and improvements within the district and adjoining districts.

Staff feels that this proposal does meet these qualities. In addition, a future building will be going in front of this building.

Staff Comments

The proposed changes will significantly improve the building and overall site. There will be a new "skin" made of Hardi-Panel and trim, overhead doors, hoop-style lighting and a storefront entrance. The applicant made mention it will tie into the new Auto Assets building but still have a distinctive presence. Staff sees the renovation of the

building to allow for continued business use to be an overall benefit to the City. Pending any Architectural Advisor comments, Staff sees no problems with the proposal.

Staff Recommendation

Based on its analysis Staff recommends approval of a Certificate of Appropriateness with the following conditions:

1. All of the Architectural Advisor's comments are satisfied.
2. The City Engineer reviews all plans and changes are made to their satisfaction.

Chris Meyers, Architectural Advisor, had the following questions/comments (presented in bold). Mr. Reynolds provided answers/comments (presented in italics):

- **Improvements are nice and the work done on the other buildings has been well received. He likes the white color pallet, it denotes the precision and cleanliness of what the business does and makes the building look more like a laboratory instead of a mechanic shop.**
- **Is more buffer than just bollards needed between the building façade and the drive? Hardi-Panel is nice and holds up nicely but there is a lot of traffic and activity.** *There is the opportunity to put in a curb, a walk and landscaping in the entry area that would act as more of a buffer.*
- **Will they just paint the north façade of the building rather than put up Hardi-Panel? They are currently proposing to paint the existing siding since it is a fenced in area in the back. They discovered there is no vapor barrier installed in the building. If they don't move forward with painting the existing siding, they would use Hardi-Panel.**
- **Is the building a pre-engineered warehouse? The building was a pole barn.**
- **The building probably has pole barn construction with purlins down the side. Would they put Hardi-Panel right on the existing construction? The building has 2 x 4 purlins horizontally and they will sheet the building with plywood and Tyvek and the Hardi-Panel will go on top.**
- **Bigger, industrial buildings move a lot and adding plywood and Tyvek will help hold the building tighter structurally, which will allow the Hardi-Panel and trim to be held tight.**
- **Are the gutters the existing gutters with new downspouts? They will install new gutters and downspouts, white in color.**
- **Are the light fixtures comparable to the lights on the front buildings? The lights are similar with a dark finish.**
- **If the light fixtures have a dark finish, you might consider having a dark finish on the canopy. You might also consider mounting the lights onto a plate rather than onto the Hardi-Panel.**
- **Will all of the overhead doors be white in color? Yes, overhead doors will all be white. More detail will be submitted when they request their permit.**

Mr. Meyers said he likes the attention to the detail on a building you wouldn't expect to have a lot of detail and he is fine with the plan.

Chairman Emerick opened this item to public comment. Hearing no other comments, Chairman Emerick closed the public comment session. Chairman Emerick opened the floor for comments and questions from the Commission.

Commissioner Fusch said the plan looks fine and he has no concerns.

Commissioner Boysko asked if the Commission is approving only the exterior alterations and not approving site work, landscaping or fencing. Mr. Reynolds said the conceptual site plan and landscaping, which included a grading plan and a storm water protection plan, was submitted and approved as a condition to the demolition of the front buildings. An engineering plan will be submitted in a couple days. Mr. Kambo added that this meeting would only approve the skin of the building and the building itself. Commissioner Boysko agreed with Mr. Meyer's comments regarding the level of detail being put into the building. He asked if the building will have a public entrance. Mr. Reynolds said it will, which will become the main entrance for the collision center. Commissioner Boysko asked if the future building will use the same materials. Mr. Reynolds said they will use similar materials; the collision center itself has a lot of masonry so they will have to look at what material they will use. He said buildings will be the same or similar color, making the buildings look like they are part of the same family of buildings. Commissioner Boysko asked what will be used to separate and protect the Hardi-Panel from the ground level. Mr. Reynolds said the Hardi-Panel won't go all the way to the ground but is durable enough to be installed next to the ground. Commissioner Boysko said a masonry base might be more durable against piled up snow in the winter time. Commissioner Boysko also said an all-white building is missing an opportunity to bring out the details; it white-washes the building, making it very utilitarian. He said a modest or subtle variation in color would better articulate the design.

Commissioner Jester said he likes that the plan is on schedule and he likes the improvements. He said he will look forward to hearing what will be done with the next building.

Commissioner Cooper had no further questions or comments.

Chairman Emerick had nothing new to add.

Commissioner Fusch asked Mr. Meyers if he has any concerns about the building being all white. Mr. Meyers said he does not; he thinks it is a wonderful look and the details will come out because of the shadow lines created by the batons and trim work. He thinks it is very authentic.

MOTION: Commissioner Fusch moved to approve the Certificate of Appropriateness brought forth by Germain Real Estate Company, LLC c/o Brian Reynolds, located at 378 W. Olentangy Street, subject to the following conditions:

1. That all Architectural Advisor's comments shall be satisfied; and
2. That the City Engineer shall review all plans and changes shall be made to their satisfaction.

Commissioner Jester seconded the motion.

VOTE: Y 5 N 0

OTHER COMMISSION BUSINESS

Mr. Kambo said there will be 2 or 3 applications to review at a July 8th meeting; which could include minor additions to a car wash, Spectrum II and Powell Grand.

ADJOURNMENT

MOTION: Chairman Emerick moved at 7:36 p.m. to adjourn the meeting. Commissioner Fusch seconded. By unanimous consent, the meeting was adjourned.

DATE MINUTES APPROVED: July 8, 2015

<i>Donald Emerick</i>	<i>7-22-15</i>	<i>Leilani Napier</i>	<i>7-22-15</i>
Donald Emerick	Date	Leilani Napier	Date
Chairman		Planning & Zoning Clerk	

