



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 SEPTEMBER 9, 2015

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Don Emerick on Wednesday, September 9, 2015 at 7:01 p.m. Commissioners present included Ed Cooper, Richard Fusch, Trent Hartranft, Joe Jester and Bill Little. Commissioner Shawn Boysko was absent. Also present were David Betz, Development Director; Rocky Kambo, GIS/Planner; Chris Meyers, Architectural Advisor; Leilani Napier, Planning & Zoning Clerk and interested parties.

STAFF ITEMS

No Staff items to report.

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

Commissioner Cooper had a comment about the verbiage on page 5, under the first paragraph of Bill LaFayette's comments, pertaining to a fiscal study. Commissioner Little said the word "why" needed to be added after the word "reason", in the next to last sentence of his comments on page 7.

MOTION: Commissioner Fusch moved to approve the minutes of August 26, 2015, with changes. Commissioner Little seconded the motion. By unanimous consent, the minutes were approved as amended.

MURPHY PARKWAY RIGHT OF WAY DEDICATION AND PLAT

Location: City of Powell

Request: Extension of Murphy Parkway south to Liberty Road.

David Betz, Development Director, advised the Planning & Zoning Commission is the platting authority for the City of Powell. The City is bringing this request forward for review and approval of the alignment of Murphy Parkway. This is the final alignment and engineering is 99% complete. The City has been able to establish the alignment, new easements along Liberty Road for electric and gas and realignment of easement for sanitary sewers. The Delaware County Sanitary Engineer included a paragraph regarding sanitary easements on page 1 of the Murphy Parkway survey documents. Staff is ready to present this request to City Council and recommend approval of the alignment of Murphy Parkway and dedication of said right-of-way and easements. Mr. Betz said a roundabout is being planned for the intersection of Liberty and Jewett Roads. Commissioner Fusch asked when the roundabout would be completed. Mr. Betz said it is being planned for 2017. Mr. Betz said the rest of the land not associated with the roadway development will remain as open space.

Chris Meyers, Architectural Advisor, had no comments.

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 and Commissioner Hartranft had no comments or questions.

Commissioner Little encouraged City Council to think long and hard should the issues of putting in traffic calming devices and stop signs come before Council, as this is one of the key traffic solutions in our community. We know from discussions with our traffic engineers this may be detrimental to the overall flow of traffic in the community.

Mr. Betz said there have been several meetings with the residents in the past months to discuss fine tuning the design details of the project, including landscaping along the entirety of Murphy Parkway, up to Olentangy Street.

Commissioner Jester asked when the extension will be done. Mr. Betz said the project will be bid in October 2015 with construction beginning through the winter. The project should be complete in the fall of 2016. Commissioner Jester asked when the roundabout would be complete. Mr. Betz said the roundabout is scheduled by the County Engineer in 2017. Commissioner Jester said they will be great improvements.

Commissioner Cooper had no comments or questions.

Chairman Emerick said he is glad the project is finally getting to this point.

MOTION: Commissioner Cooper moved to approve the extension of Murphy Parkway south to Liberty Road. Commissioner Little seconded the motion.

VOTE: Y 6 N 0

CITY COMPREHENSIVE PLAN REVIEW AND ADOPTION

Location: City of Powell

Request: To review and adopt the newly created City of Powell Comprehensive Plan. The Plan will be the guidance document for development within and around the City for the next 20 years. This document was created with extensive input from residents and aims to provide policies that will ensure Powell's continued success as a family friendly, safe and flourishing City.

Rocky Kambo, GIS/Planner, said the details of the entire draft Comprehensive Plan were reviewed in the last P&Z meeting. Justin Goodwin with MKSK and Angela Coates with Trans Associates are present to answer any questions. There were specific and useful comments provided at the last meeting. The consultants took comments from the Gary Vest, Chief of Police, the Planning & Zoning Commission and from Staff and incorporated changes into the newest draft of the Comprehensive Plan. Per a request from Planning & Zoning, the consultants created a revised pages only document for review. The most substantive changes were:

- We wanted to change how the holistic engineering and urban design plan downtown would supplement the existing downtown revitalization plan; not supersede it.
- We wanted to make a specific mention of property owner's rights.
- We wanted to make a statement about keeping Powell competitive in the region.
- We wanted to provide other demographics and general trends happening within central Ohio.
- We wanted to be more specific about what a walkable community is after speaking with Chief Vest.
- We wanted to be specific about who the users will be of multi-use paths.
- We wanted to specify how annexation works. The City does not take land. Individuals request to be within the City, then the City makes a determination as to whether the request is viable or not.

Justin Goodwin, MKSK, said they tried to find one key place in the Comprehensive Plan to address the substantive changes Mr. Kambo mentioned but they found the changes had ripple effects on other areas of the Plan. They went through the entire document and tried to make sure the appropriate updates were made to all areas. They added a page of discussion regarding the relationship between land use planning and zoning to the Executive Summary. The difference between the future land use map and the zoning map and the implications both have on existing private property rights was added. Private property rights through permitted uses, through zoning, may be affected in the future but are not changed by this Plan today. This was also touched upon in the Land Use chapter. Disclaimer notes were added to the future land use map itself and the individual maps appearing with each of the land use types to reinforce the point. Mr. Goodwin read the disclaimer notes added to each map. The recommendation pertaining to a holistic engineering and urban design plan in downtown Powell has been revised in the Transportation chapter and touched upon in the Land Use chapter and Implementation section. The statement regarding changing trends regionally and Powell remaining a competitive community appears a couple times in the Introduction section. A discussion was added explaining why this Plan update was undertaken, explaining that the changing trends are a part of the reason. Other communities Powell competes with from an economic development perspective are responding to these changing trends to remain relevant themselves. It is an important consideration for the community to respond to the changing trends. A more specific Implementation recommendation regarding downtown housing is one of the more substantive changes to the Plan. A thorough discussion regarding the potential for various types of housing in downtown Powell was added. The Plan now recommends various types of more urban, single family detached types of housing which is specifically a limitation of the Charter Amendment. Since this is going through a legal review, this

recommendation could change. The Plan acknowledges the Charter Amendment and a specific Implementation recommendation has been added. Following the final determination of the legal status of the Charter Amendment, the City of Powell needs to undertake a reassessment of what the appropriate types of housing will be in downtown Powell. This may lead to an amendment to the Comprehensive Plan and/or the downtown revitalization plan. In the last meeting, there was a specific comment made about Exhibit 4.8, on page 88 of the Fiscal Analysis chapter, not being labeled. All of the tables, charts and figures are now numbered consecutively as suggested. The lines are now labeled TIF and general revenues. Bill LaFayette pointed out the chart shows the gap TIF revenues represent. The chart isn't showing TIF revenues are the top line but it's showing the gap between TIF revenue and general revenue. The chart is a more accurate representation. A number of formatting and typographical changes were made since the first draft. They will be working on the final refined document for City Council.

Chris Meyers, Architectural Advisor, said the approach taken for the Comprehensive Plan was very thorough. As a policy guideline, the Plan leaves enough opportunity for uniqueness or individuality of an owner or developer's project. The City is going to run into questions when there are parcels or properties up for consideration and they are right at the boundary between different zones. The Plan will be an ongoing useful document when going through processes such as deciding what the right use of a particular piece of property is and how the Comprehensive Plan can be used to substantiate an opinion of what should go where and why. The Plan gives the P&Z Commission the ability to create some alignments for consistency but also will allow direction on what is the right fit for each location. Mr. Meyers said reading the Plan made him think about the components of the architectural pieces the Commission is always facing. After understanding the thoroughness of the Plan and how there are general indications of architectural character, he thinks it might be worthwhile to supplement some of the project application procedures in terms of information asked for from applicants. The checklist of requirements could be aligned with the Plan so the applicant is asked to submit information pertaining to the key policy items related to planning listed in the Plan. We can create an alignment between the specifics of the Comprehensive Plan and what we ask for in a developer's submittals. As a holistic document the Plan is very successful and will be of great use as proposed projects are evaluated.

Chairman Emerick opened this item to public comments.

Regan Koivisto, Comprehensive Plan Steering Committee member, said he was very impressed with the great cross section of those representing the community on the Steering Committee. There were business owners, citizens and people involved in all areas of the City included on the Committee. The new Plan is much more comprehensive than the 1995 Plan. The 1995 Plan wasn't bad. The new Plan is just covering so much more. There is a lot of reading to do with the new Plan but it includes specific graphs, maps and pictures, which helps people understand the vision. The specific topics discussed in the Plan such as property rights, the 4 corners, tax bases, where taxes come from and the different types of businesses provide so much information. If someone would read the Plan they would be better educated. City Staff did an excellent job hosting the Committee and handling all of the meetings. The consultants were fantastic. The education was unbelievable. The Plan covers everything the Committee set out to address and is concise and clear.

Gary Mittendorf, 276 Park Woods Lane, The Woods at Big Bear Farms, said the Comprehensive Plan is very easy to read, there are no hidden agendas and the Plan covers everything. The Plan was great before and is even better with the revisions. He thanked all of the Committee members and Staff for keeping everyone in line and the project on time. He thanked everyone for the opportunity to serve on the Steering Committee.

With no further public comments, Chairman Emerick closed the public comment session and opened the floor for comments and questions from the Commission.

Mr. Betz said the graph on page 88 of the Plan needs a note added in the title or in parenthesis saying the Y axis is in the 1,000s of dollars.

Commissioner Fusch said this is one of the best, if not the best, Comprehensive Plan he has ever seen. He is very appreciative of what Staff, the Committee and consultants have done putting the Plan together. Commissioner Fusch advised Mr. Goodwin he is very pleased with the comments added to the 2nd draft pertaining to why the Comprehensive Plan is being updated and pointing out the need for the community to remain competitive with surrounding neighbors by paying attention to the National trends in housing and economic development. He is also very pleased with the changes made to the Land Use maps so they are clear and so people won't read more into the maps than they should. All in all, this is a great Plan.

Commissioner Hartranft thanked Staff, the Steering Committee, the consultants and the public for all of the hard work and input. We have ended up with a fantastic Plan, one which sets Powell apart from all other cities. We should be proud of this Plan. It can map out future development, transportation and the fiscal status of the City. We have one, easy, go to source to look at how everything impacts each other. There are no separate silos, everything comes together and makes a huge impact. The Plan gives the City direction on where we want to go, what the trends are, where we've been and a way to rationally look at how to get to where we want to go. Commissioner Hartranft said he hopes residents download the Plan and read it. The Plan is easy to read and has charts and maps to give everyone what they need to understand.

Commissioner Little said he reviewed the change points and finds them to be representative of the feedback given. He offered several points at the last P&Z meeting he felt needed to be emphasized and the points are reflected in the minutes approved tonight. He would like to offer a slightly different perspective tonight. He joined Planning & Zoning approximately 11 years ago after being involved with Parks & Recreation. When City Council interviewed him for the P&Z Commission position he was asked what the role of Planning & Zoning is. He wrote his response down and still has it. Commissioner Little said it is important neighborhoods and urban areas have adequate facilities, making sure zoning changes are in the public's best interest, transportation and traffic is considered appropriately, needs of existing businesses and residential areas are met and water, air and open spaces are protected. He feels the best way to accomplish this is to:

1. Enforce development plans.
2. Honor precedence to ensure consistency and preserve overall community opinion.
3. Promote the architectural character considering both the past and the future.
4. Value the advice of Staff. We get into some heated discussions in these meetings and sometimes folks want to make it personal. He can't emphasize enough how lucky we are as a community to have the Staff we have.
5. Studying and proposing changes to the development plans should be done based on strong community input. At that same interview, he stated he would be guided by the following priorities and he believes everything he does in his position stays true to these:
 1. Provide a safe environment for the residents, particularly the children.
 2. Protect the resident's investments by making decisions which maintain or increase property valuations.
 3. Respectfully balance the needs of both the established and the new residents. We have some problems right now in this community with this situation. Property rights are probably the best way to explain this.
 4. Promote a strong sense of community and encourage involvement in decision making.
 5. Publish a well thought out Comprehensive Plan and commit to its enforcement. We are coming up with a new Plan now.
 6. Discourage non-resident through traffic and at the same time move traffic more expeditiously.
 7. Increase the tax base with an appropriate balance between commercial and residential properties.
 8. Maintain a below average tax burden while at the same time providing maximum value for the residents by meeting their priorities for tax dollars.

Commissioner Little thanked everyone for bearing with him on his historical perspective. He is trying to explain the why he is making the decision he is. He feels he has judged anything that has come before the Commission based on the priorities he identifies as important. He believes the priorities he has operated by still prevail today and therefor, in good faith and conscience, he can approve the proposed Comprehensive Plan as it has been submitted today. We need to continue to educate the community and the residents in order for the Plan to be successful. Each development proposal the Commission reviews going forward is a small piece of the overall puzzle and it is important we explain the why, not just looking at the individual piece of the puzzle, but the overall puzzle. Instead of just doing the what, we should do the why. Commissioner Little thanked everyone for their involvement and he looks forward to the City being successful as a community for both the existing and established residents as well as the new residents.

Commissioner Jester said he looks at the Comprehensive Plan as a working document. It is a useful document and contains information which can be used. The Plan should not be put on a shelf. Plenty of copies need to be made and the Plan needs to be shared with developers so they know what we are, what we think about and it takes away from guessing. The Plan provides guidelines which we need to follow. From a financial standpoint, we need to think about how much it will cost to annex land. When we look at proposals we need to think about what it will cost the City. Commissioner Jester said the Comprehensive Plan is an excellent piece of work and he is very proud of it.

Commissioner Cooper asked about Table 3.1 on page 56, the legend listing a. through e.; he couldn't find c. Mr. Betz pointed out that c. is under Urban (b), beside With Parking (c), in upper right hand corner of table. Commissioner Cooper said the Plan is an excellent piece of work.

Chairman Emerick thanked everyone involved in the Comprehensive Plan process. This is a document everyone can be proud of which will fully benefit the City as we move forward.

MOTION: Commissioner Little moved to adopt the City of Powell's Comprehensive Plan, by resolution, as the City's development guidance document, as allowed by Section 713.02 of Ohio Revised Code and Powell's City Charter, as recommended by the Steering Committee.

Commissioner Fusch seconded the motion.

VOTE: Y 6 N 0

OTHER COMMISSION BUSINESS

Mr. Kambo advised the Comprehensive Plan will now go before City Council on September 15, 2015. Steering Committee members have been asked to attend. He would like the Planning & Zoning Commission to attend the City Council meeting also.

The next meeting of the P&Z Commission will be September 23, 2015. Mr. Betz advised there will be 2 members who cannot attend; Chairman Emerick and Commissioner Fusch. An unofficial attendance poll was taken.

ADJOURNMENT

MOTION: Chairman Emerick moved at 7:42 p.m. to adjourn the meeting. Commissioner Fusch seconded. By unanimous consent, the meeting was adjourned.

DATE MINUTES APPROVED: September 23, 2015

Donald W. Emerick

Donald Emerick
Chairman

10-14-2015

Date

Leilani Napier

Leilani Napier

Planning & Zoning Clerk

Date

10/14/15



