



**COMPREHENSIVE PLAN STEERING COMMITTEE**

Village Green Municipal Building

47 Hall Street

Tuesday, February 24, 2015

6:30 P.M.

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**Present:**

**Executive Group:**

Donald Emerick, Mike Crites, Bill Little

**Steering Group:**

Mike Beirne, Stacy Borowicz, Jaymie Kottenstette, Jeff Kirby, Keith Poss, Shoreh Elhami, Carol Stillman

**Staff:**

Dave Betz, Steve Lutz, Rocky Kambo

**Consultants:**

Trans Associates – Doyle Clear, Angela Coates

MKSK – Chris Hermann, Justin Goodwin

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**1. CALL TO ORDER**

- Meeting called to order on time, 6:30 pm

**2. APPROVAL OF MINUTES (January 27, 2015)**

- Minutes approved unanimously

**3. WORKSHOP SUMMARY**

- First open house workshop went well
  - Possible need for more space
  - Positive atmosphere helped demystify the process
- Mindmixer participants went from 88 prior to the open house to 141 after
- Discussion questions from workshop:
  - “How big should Powell be?”
    - Fair mix of opinion on both sides of the issue
    - Slight preference for expansion to gain more control of area - “Defensive growth.”
      - Control key areas and interchanges.
  - Traffic management
    - Most discussion centered on four-corners area. No comments for other parts of town.
    - Discussion at traffic table: Fixing traffic problem is greater than maintaining character of the four-corners (street widening).
    - Discussion at land use table: Traffic is slower through downtown but character needs to be preserved (bypass).
    - Important to remember between topic areas (character – traffic)
  - Open space
    - More inter-development open space dedication
    - More multi-use path connections
    - Bennett farm: preserve it.

- However, recognition that it could develop – it is important to have a plan in place.
  - How should Powell respond to regional trends?
    - Recognition of need for additional housing options.
    - Most people think that: condos are appropriate
      - Prefer owner units rather than rentals
    - More senior oriented housing options
    - While not everybody felt this way, more than less recognized this as an area of need.
    - Downtown traffic issues more so tied to number of cars rather than type of housing
  - Find more options for employment oriented development
    - Encourage medical services – especially with growing senior populations
    - Concern over health of downtown businesses
      - Owners of downtown housing think that more housing will increase health of businesses (more traffic = more success)

#### 4. TRANSPORTATION

- City council has asked for short term projects to aid traffic flow through four corners.
- Preliminary Findings
  - Theoretically, four corners intersection can handle the traffic demand. Traffic is due to external factors outside of the intersection its self.
  - **Less than 25% of traffic**, on a weekday, travels from 315 to the west side of the four corners (and vice versa). **AKA, less than 25% of traffic is pass through traffic.**
    - Meaning **75% of traffic in Powell has a Powell generation and destination.**
    - Trains, slow travel speeds, corner radii are big issues (radii designed to allow school buses sized vehicles to use the intersection)
    - Traffic management alternatives will be analyzed going forward with consideration for urban design implications.
  - Current traffic distributions
    - Found in “Preliminary Traffic Study” slide show starting at slide 10.
  - Future traffic growth
    - Slide 14 in “Preliminary Traffic Study.”
      - Transportation network based on projected land use (based on county / township comprehensive plans) – if traffic is not desirable, change land use.

#### 5. DEVELOPMENT

- Development Pattern Scenarios
  - Scenario 1: No annexation
    - Infill and redevelopment focus for the city
    - Development in Liberty Twp. continues with their plan for low-density single-family housing
  - Scenario 2: Strategic annexation
    - Powell squares off edges to create logical service area.
    - Long term redevelopment and densification focus

- Requires 100% current land owner approval (can be difficult)
        - Might require incentives
    - Scenario 3: Northward growth corridor
      - Greatest control of surrounding area
        - Could involve annexation or coordinated planning
        - Active role in influencing development
      - Focuses on master planned developments
        - Employment focused development opportunity
        - Closer to major transportation systems – something that Powell currently lacks and effects efforts to attract larger business
  - Development Types Preferred
    - Presentation of development options including visual style, land use implications, transportation impacts, and fiscal impacts.
    - Consider:
      - What types are appropriate for Powell?
      - Where are they appropriate?
      - What styles are appropriate?
      - General group focus on families and retirees
        - Pressure for different types of development – What is desired in Powell (what we expect and are open to)
          - Powell doesn't need to be everything to everybody
      - Conservation style new development
        - Promoting large swaths of inter-neighborhood open space
      - Committee consensus regarding preference for patio or cottage style homes.
      - Focus on type of product and not type of ownership when discussing building preferences
      - 50 south liberty is a successful example of multiuse structure appropriate for Powell
    - Mixed use center benchmarks
      - Main street style
        - Types of structures to consider for new development along annexed portions of Sawmill parkway
        - Redevelopment opportunities along Sawmill parkway
          - Economic development strategy as employers are attracted to these type of sites
        - These types of development can work hand in hand with conservation style development. By using these together, a meaningful main st can be developed in conjunction with single family homes while conserving open space

## 6. UPDATED TIMELINE

- Next Public Workshop
  - April 15, 7pm – 9 pm
- Young Residents Workshops
  - May 5th and 7th

## 7. OTHER BUSINESS

- OLSD Participation

- Video

**8. ADJOURNMENT**

- Next Meeting: March 24, 2015