



MINUTES

COMPREHENSIVE PLAN STEERING COMMITTEE

Village Green Municipal Building

47 Hall Street

Tuesday, March 24, 2015

6:30 P.M.

Present:**Executive Group:**

Donald Emerick, Mike Crites

Steering Group:

Mike Beirne, Stacy Borowicz, Jaymie Kottenstette, Jeff Kirby, Keith Poss, Shoreh Elhami, Carol Stillman, Regan Koivisto, Stefanie Fox, Wayne Jenkins, Mike Linehan, Jim Hrivnak

Staff:

Dave Betz, Steve Lutz, Rocky Kambo, Chris Huber

Consultants:

Trans Associates – Doyle Clear, Angela Coates

MKSK – Chris Hermann, Justin Goodwin

CALL TO ORDER

- Meeting started on time, 6:30PM

APPROVAL OF MINUTES (February 24, 2015)

- Minutes approved

APRIL 15 WORKSHOP STRATEGY SESSION

- Next workshop will follow same format as last workshop
- Overview presentation to start meeting
 - o Highlight where Powell is along the planning process
 - o Survey of preliminary development scenarios
 - Addition of very early transportation scenarios and fiscal impacts
 - o Presentation will end with discussion questions
- Development types will be overviewed at “poster stations”
- Vision statement and policy development also slated as discussion topics
 - o Justin overviewed MindMixer comments regarding the vision statement
 - o Vision statement comments call for more business vibrancy (which would increase traffic) but comments also call for traffic reducing measures
- First person view images addressing four corners traffic proposals
- Right now, Powell is developing as an “aging” place including smaller homes designed for retirees and assisted living facilities. However, little has been discussed about full lifecycle development.
- Young residents workshop May 5 and 7

- **DEVELOPMENT**

- Group discussed need to reinstate, and preserve existing, rural character
 - Ideas: annexation requires a certain amount of open green space, clustered density
- Should statements in the plan be as specific to request "high-end homes"
 - Group discussed that high-end isn't as bad and that they're currently missing out on the younger generation who buy high-end homes in places such as Grandview. Powell currently lacks the features necessary to attract those folks.
 - Members suggested saying "high quality" homes instead of "high-end" homes to better represent what the community wants.
- 2050 study shows shift in housing preference shifting from majority single family homes to smaller condo style homes.
 - Central Ohio will have a glut of single family homes compared to potential buyers
 - In order to combat this, Powell should consider diversifying housing stock to incorporate those who haven't met the level of buying a single family home so that they're actively engaged in Powell and an invested resident. When they go to look for a new home, they might consider buying one of the existing single family homes.
 - Right now, \$500,000+ homes are selling in areas like Dublin. These homes are alternatives to large lot single family and are supported by amenities. The steering group believes that Powell should capture these people.

- **TRANSPORTATION**

- Four Corners study
 - Presentation of data as part of the City Council study and its implications for the comprehensive plan.
- Larger transportation plan to be reworked when future land use estimates are presented
- Group discussed reality of COTA commuter stop within Powell.
 - Within the plan, Powell should state openness to types of public transportation
 - Services may look different than what is typically thought of as service evolves.

OTHER BUSINESS

OLSD Participation
Video

ADJOURNMENT

Next Meeting: May 26, 2015