



PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Wednesday, June 24, 2015

7:00 P.M.

1. 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).

Site Aerial Map: <https://goo.gl/maps/v8sud>

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 (see figure 1 and 2).

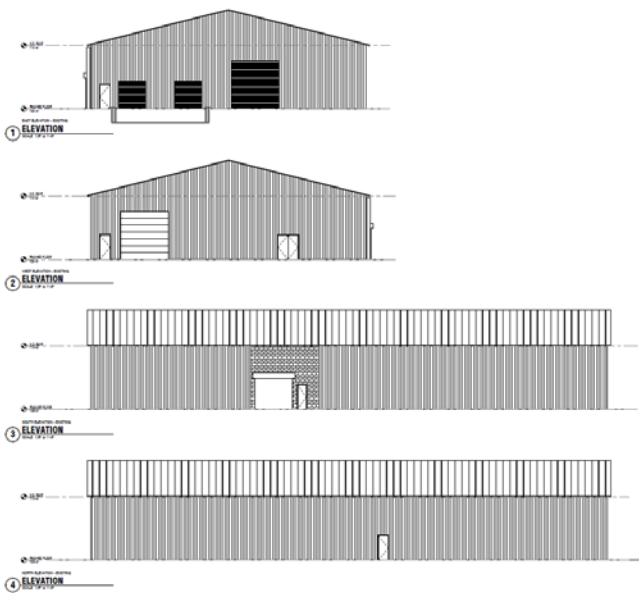


Figure 1. Existing Elevations

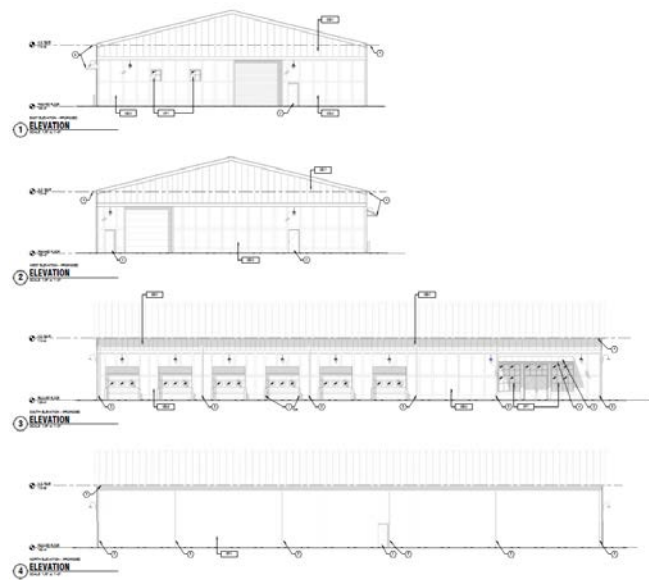


Figure 2. Proposed Elevations

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 they wish to remodel the existing building for use as a detail shop and inspection area. The Commission had asked for review of the propose 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 that 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, over-head doors, hoop-style lighting, and a storefront entrance. The applicant made mention that 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.

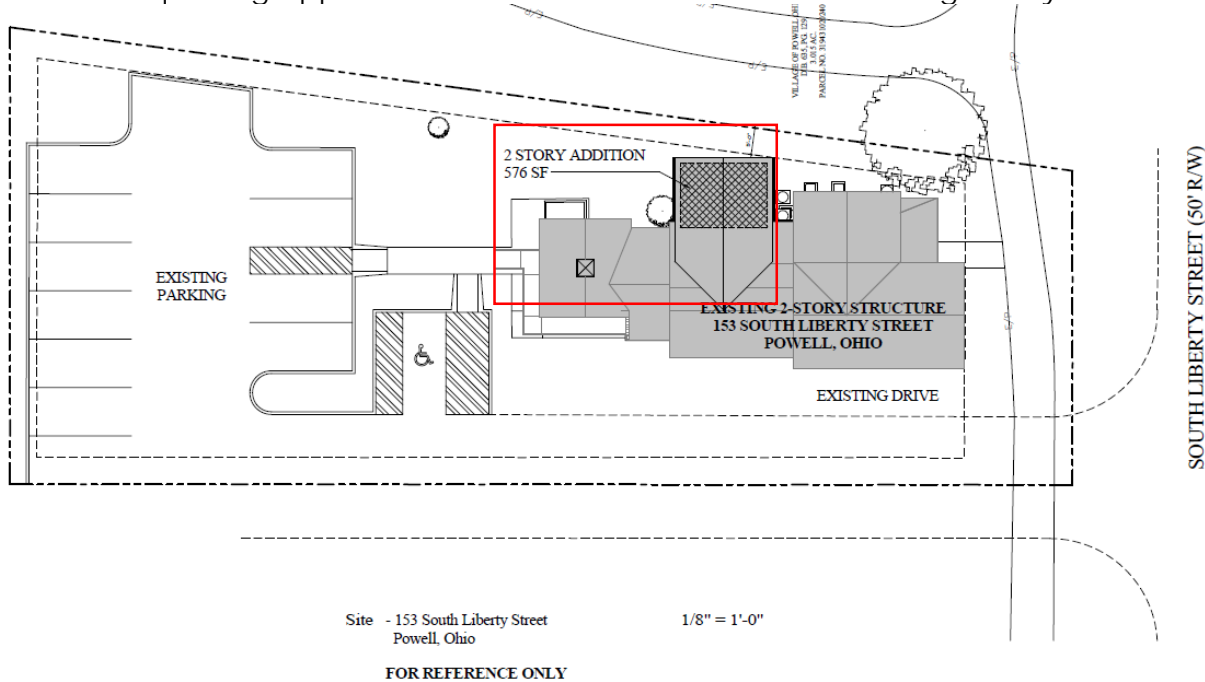
## 2. CERTIFICATE OF APPROPRIATENESS REVIEW

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.

Site Aerial Map: <https://goo.gl/maps/XPjnO>

### Proposal Overview

The applicant is requesting approval to add a 576 SF addition to an existing 2-story office building.



### Project Background

The applicant has been in Powell for many years and are 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 occupiable 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.

### 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.