



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

JANUARY 13, 2016

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Emerick on Wednesday, January 13, 2016 at 7:00 p.m. Commissioners present included Ed Cooper, Trent Hartranft, Joe Jester and Bill Little. Commissioners Boysko and Fusch were absent. Also present were David Betz, Development Director; 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

MOTION: Commissioner Jester moved to approve the minutes of December 9, 2015. Commissioner Cooper seconded the motion. By unanimous consent the minutes were approved.

ADMENDMENT TO APPROVED DEVELOPMENT PLAN

Applicant: Vince Romanelli, Romanelli and Hughes
Location: Verona Sub-division
Existing Zoning: (PR) Planned Residential District, Liberty Township
Request: To approve an Amendment to an approved Development Plan, changing the required 30 foot rear yard setback to a 30 foot rear yard setback for primary structures, a 5 foot setback for accessory structures and a 12 foot setback for swimming pools.

Kevin Kershner, Stantec Consulting Services, 1500 Lake Shore Drive, Columbus, said he was representing the applicant and he would answer any questions.

Mr. Betz summarized the Staff Report (Exhibit 1).

Project Background

The Verona sub-division zoning and Development Plan were approved in Liberty Township prior to annexing into Powell. As part of the Annexation Agreement with Liberty Township and the developer, the City agreed to the zoning and approved the Development Plan. After examining the Development Plan requirements, Staff found there was no rear yard setback requirement included for accessory structures such as swimming pools, recreational structures, etc. The 30' rear yard setback for primary structures would have to be utilized for all accessory structures. In discussing this with the developer and builders within the Parade of Homes site, it was determined a change in this requirement is necessary. Staff utilized the City Zoning Code for accessory structures and swimming pools. Code requires 5' for an accessory structure such as a recreational structure and 12' for swimming pools. The Parade of Homes builders are ready to get started and there are 2 builders who want to install swimming pools. This review will allow the builders to get started. The lots are big enough to accommodate these requirements.

Approved Development Plan Synopsis

There is no rear yard setback requirement for accessory structures. For ease of enforcement, it was Staff's recommendation to the developer to create a rear yard setback requirement for accessory structures and this

requirement follows the City of Powell requirements for a 5' setback for accessory structures such as recreational structures and a 12' setback for swimming pools.

Staff Comments

The main issue came about as builders started to inquire about in-ground swimming pools. A few builders within the Parade of Homes want to include a swimming pool with their home. In examining the plan, Staff realized there was an omission for accessory structures.

Staff Recommendation

Staff recommends approval as submitted. This creates a better application of standards.

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 Hartranft asked Mr. Betz if the proposed setbacks are setbacks the City of Powell has used in the past. Mr. Betz said the setbacks are utilized throughout the City. Commissioner Hartranft said he is OK with the request.

Commissioner Little, Jester and Cooper had no questions.

Chairman Emerick had no additional questions.

Commissioner Little moved to approve the Amendment to the approved Development Plan for the Verona subdivision property, as represented by Vince Romanelli of Romanelli and Hughes, changing the required 30' rear yard setback to a 30' rear yard setback for primary structures, a 5' setback for accessory structures and a 12' setback for swimming pools.

Commissioner Cooper seconded the motion.

VOTE: Y 5 N 0

PLAT REVIEW

Applicant:	Sawmill Seldom Seen LLC
Location:	Southwest quadrant of Sawmill Parkway and Seldom Seen Road
Existing Zoning:	(PC) Planned Commercial District
Request:	To review and approve a sub-division plat for Powell Grand.

Craig Bohning, EMH&T, 5500 New Albany Road, said he is representing the applicant and he would answer any questions.

Mr. Betz reviewed the Staff Report (Exhibit 1).

This Plat Review begins the implementation process for the Powell Grand Development Plan which was approved by City Council at the end of 2015, along with the TIF plan which will provide \$1 million for Seldom Seen Park. The Final Development Plan isn't too different from the Plan which was approved by the P&Z Commission. This plat shows the vacating of an existing unimproved right-of-way from the old Seldom Seen Acres plat; shows the vacating of certain drainage easements which are not necessary since the drainage pattern will be placed within storm sewers and will be privately maintained; extends Bunker Lane to the south and out to Sawmill Parkway where a new traffic signal will be installed; and sets up the lots for the 3 different types of buildings/units (buildings A, B and C). Staff has a couple minor concerns with overlapping easements at the southeastern portion of the site where a new drainage easement overlaps existing access and utility easements. Clarification may be needed as we go through the engineering plan review. Additional utility easements may need to be added to the plat. This can be handled administratively by Staff.

Staff Recommendation

Staff recommends approval of the plat for Powell Grand subject to the following conditions:

1. That all easements and lot numbers appear on the plat as need to be required by the City Engineer.
2. That any possible conflicting overlapping easements be clarified by the applicant to Staff.
3. That all other items as needed be added or removed from the plat as directed by Staff prior to signature.

Chairman Emerick opened this item to public comment.

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

Commissioner Cooper said he is OK with everything as long as Staff ensures the applicant is doing their due diligence to straighten out the overlapping easements and obtaining the City Engineer's blessing on the plat.

Commissioner Jester said he is OK and has no questions.

Commissioner Little agreed with Staff.

Commissioner Hartranft asked Mr. Betz if there were any issues with drainage after changes are made. Mr. Betz said the engineering plans are still under review and the conditions listed under Staff Recommendations would allow Staff to deal with easement issues. Staff would bring major changes back before the Commission. Commissioner Hartranft said he is comfortable with the request.

Chairman Emerick said he had no additional comments.

Commissioner Little moved to approve the Plat Review for the property known as Powell Grand, subject to the following conditions:

1. That all easements and lot numbers shall appear on the plat as need to be required by the City Engineer;
2. That any possible conflicting overlapping easements shall be clarified by the applicant to Staff; and
3. That all other items as needed shall be added or removed from the plat as directed by Staff prior to final signature.

Commissioner Hartranft seconded the motion.

VOTE: Y 5 N 0

OTHER COMMISSION BUSINESS

Mr. Betz said the P&Z Commission needs to elect a Chairman and Vice Chairman for the new year. Chairman Emerick asked the Commission if they wanted to do this tonight or if they wanted to wait for all Commission members to be present. Mr. Betz notified the Commission that Commissioner Fusch wouldn't be back until March. Chairman Emerick said the election of a Chairman and Vice Chairman could take place tonight.

Commissioner Little nominated Donald Emerick to continue as the Chairman. Commissioner Hartranft seconded the nomination.

VOTE: Y 4 N 0 Donald Emerick abstained from voting

Commissioner Little nominated Richard Fusch to continue as the Vice Chairman. Commissioner Cooper seconded the nomination.

VOTE: Y 5 N 0

ADJOURNMENT

MOTION: Chairman Emerick moved at 7:16 p.m. to adjourn the meeting. Commissioner Little seconded. By unanimous consent, the meeting was adjourned.

DATE MINUTES APPROVED: January 27, 2016

 2-10-16

Donald Emerick
Chairman

Date

 2/10/16

Leilani Napier
Planning & Zoning Clerk

Date

