



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

FEBRUARY 10, 2016

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Emerick on Wednesday, February 10, 2016 at 7:02 p.m. Commissioners present included Shawn Boysko, Ed Cooper, Trent Hartranft, and Bill Little. Commissioners Jester and Fusch were absent. Also present were Rocky Kambo, GIS/Planner; Chris Meyers, Architectural Advisor; Leilani Napier, Planning & Zoning Clerk and interested parties.

STAFF ITEMS

Mr. Kambo introduced the proposal for Downtown Powell Street System Implementation Plan (Exhibit 1A). The City completed the Comprehensive Plan at the end of 2015. The Plan recommended studying the traffic in Powell and focusing on improvements in the downtown core. Staff met with a group of consultants and asked them to prepare a proposal which would give specific recommendations on how to improve downtown traffic flow, how to study the downtown traffic, potentially engineer solutions and develop cost estimates to make improvements happen. The proposal was submitted to City Council and was approved. The City will be moving into the next steps of the process. The initiative has been called "Keep Cars Moving Initiative". The process could take a couple years. Similar to the Comprehensive Plan process, public input will be sought throughout the process. Chairman Emerick asked if anyone from the P&Z Commission will be a part of the working group mentioned in the proposal. Mr. Kambo said people from Boards and Commissions, along with key stakeholders from the community will be a part of the working group.

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 Cooper moved to approve the minutes of January 27, 2016. Commissioner Boysko seconded the motion. By unanimous consent the minutes were approved.

CERTIFICATE OF APPROPRIATENESS

Applicant:	Jeff and Becky Sturm
Location:	55 S. Liberty
Existing Zoning:	(DB) Downtown Business District
Request:	To review a Certificate of Appropriateness proposal to construct a new, single family home and the renovation of two existing structures in the future. The existing residential structure will be converted to a mixed-use building, which will include a flower shop and upper floor studio apartment.

Tom Coffey, Architect, 365 Shell Ridge Court, said Jeff and Becky Sturm, Rod and Marcey Arter were present. They are a part of his team. Mr. & Mrs. Sturm purchased the property located at 55 S. Liberty Street. The property is zoned Mixed-use Commercial Residential. The Sturm's plan is to renovate the existing house into a commercial flower shop, turn the existing garage into a gateway to the City park and to build a new house on the back of the property. The Sturm's have had conversations with the City about the gateway to the park. This Certificate of Appropriateness is to construct a new home. A plan has been provided showing the plans on the flower shop and some ideas for the garage but both will come back before P&Z. The site plan shows a driveway which goes in, around and through the front of the property. There will be parking for the commercial building. Mr. Coffey said his group had a meeting with City Staff on the site. Staff made suggestions which have been incorporated into the plans. A second meeting was held with Chris Meyers and the design team. The team has worked real

hard to follow all of the Historic Downtown guidelines. Mr. Coffey said he is a member of the Historic Downtown Advisory Commission (HDAC).

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

Project Background

The Sturm family purchased this property in late 2015 with the hope of building their family home and renovating the existing structure into a useable business space and second floor studio apartment. They hired an architecture firm shortly after their purchase to draft a site plan and architectural renderings for the proposed home and the two existing structures. In early 2016, the applicant and their consultants met with Staff to discuss the first drafts of the proposed site plan and buildings. The applicant took Staff's suggestions and redesigned the site plan. At a second meeting, the City Architectural Advisor Chris Meyers provided design suggestions. The applicant is now before P&Z for approval.

Proposal Overview

There are two existing structures on site; a residential home and a garage. The applicant is proposing to renovate the existing residential home into a business space with an upper floor studio apartment. The City and the applicant may be able to come to some agreement for converting the garage into an entryway feature to the City park. The applicant is also proposing a new, single family residential home. The home will be constructed first and the existing structure's renovation will happen at a later date and will come back before P&Z. The exact timing is unknown.

Ordinance Overview

In accordance with the requirements of Codified Ordinance 1143.18(j)(2), "Any change in the outward appearance of a property within the Downtown District shall require approval of a 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
- B. The plans call for two or more new residential dwelling units; or
- C. There will be a demolition of a structure larger than seventy-five (75) square feet in ground floor area; or
- D. There is a request for re-zoning, zoning variance or subdivision of land within the Downtown District."

This proposal is coming before P&Z as it calls for two or more new residential dwelling units. P&Z does have the right to also send the proposal to HDAC for further review if they so choose.

Staff Comments

Staff is very supportive of this proposal. A new residential home, a renovated existing home with a business and upper floor studio apartment and a gateway feature to the City public area are significant, positive improvements to the downtown core. The new residential home would be a unique feature along South Liberty Street and add to the mixed-use nature of the downtown core. Furthermore, the new development could help spur further investment in the downtown as it would show people are interested in the walkable, safe and well-designed Historic District.

The proposal is consistent with the existing Zoning Code which allows business and residential uses. The development is also consistent with the recently updated City Comprehensive Plan. It is a good form of infill development and redevelopment (p. 26), as well as it being in line with the mixed-use village center recommendations of the Comprehensive Plan. This proposal would create a commercial building located adjacent to the public sidewalk with prominent main entrances and storefront windows and it especially creates a more prominent public street presence for the Village Green through the gateway (p. 30). Lastly, the proposal is consistent with the Powell Architectural Guidelines (PAG).

Staff feels this development is consistent with all City guidelines and will have many positive impacts on the downtown core.

Staff Recommendation

Staff recommends approval of a Certificate of Appropriateness with the following conditions:

- 1. All City Engineer requirements are met along with storm water run-off and other infrastructure requirements.
- 2. Staff has final review of the site plan and architectural designs before a building permit is issued.

3. An agreement is formally adopted by the applicant and City to use the gateway feature. If not, then the applicant can renovate the garage for their own use. It is still undecided whether the gateway will be deeded to the City, retained by the home owners or a public/private partnership deal.

Chris Meyers, Architectural Advisor, said this project is truly a historical element done in a unique way. Powell was originally established as a live/work community, where people lived and worked on their property. It is a nice notion to see a new home with a commercial business use in the front of the property. This home will have a lot of visibility from all views and angles. It is a remarkable opportunity to demonstrate how to fit a business and a home into the Historic District and has the potential to be a great example. Mr. Meyers said he has confidence in the details and care in regards to meeting the HDAC guidelines; especially since Mr. Coffey is on the HDAC. The project is in very good hands. Due to the great visibility, attention needs to be paid to items such as where the HVAC, gas meter and utility items are placed; so they don't become an eye sore to the beautiful home. Mr. Meyers recommended making sure new landscaping ties into the current, mature landscaping already on the property and surrounding properties; and ties into the existing park, which is adjacent to the property. The split rail fence and garden are a great reference to the heritage of Powell and what will be a flower shop. The landscape features need to serve the flower shop also.

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 said he likes the live/work idea; it encompasses the history of Powell. Commissioner Hartranft asked Mr. Kambo to show via Google how a person would see the proposed house from the City amphitheater. There currently is no landscaping between the amphitheater and proposed house. Mrs. Sturm said there is a tree and some evergreens. Commissioner Hartranft asked if the City would want to increase the landscaping. Mr. Kambo said Staff has asked to see a landscape plan. Mr. Meyers said the existing trees were put in to appease a previous home owner; to screen and obscure. The Sturms want to embrace the visibility of the park. Mr. Meyers recommended working with Parks and Recreation along with City Staff to try and integrate the landscaping. Commissioner Hartranft asked what the garage/gateway is going to look like. Mr. Kambo said the applicant presented the gateway idea. Currently the path is a dirt path. The idea is to bring a nice path through the garage and use the garage as a formal gateway to the park. Commissioner Hartranft asked what the inside of the garage/gateway will look like. Mr. Coffey said they are working on ideas. The gateway could be a community bulletin board, a place for history, a bench or an open pavilion. No final decisions have been made. The Sturms want a relationship with the City and they will work with City Staff. Commissioner Hartranft asked if the garage would have a garage door. Mr. Coffey said there will be a garage door in the front and some sort of door on the back side. The current structure is old so they would put something on the back to fit the character. Commissioner Hartranft asked if the commercial building will have a floral shop on the first floor and an upstairs apartment. Mr. Coffey said yes, there will be a studio apartment upstairs. There is a deck off the back side of the apartment and this is how you would access the apartment.

Becky Sturm, 55 S. Liberty, said they bought this property due to its location next to the park. They have a special needs daughter and the location is amazing for her to be able to access the community and the park. They embrace the idea of the walkway being on their property. The path currently gets muddy and they want to fix it. They are tossing around several cool ideas on what to do with the garage/gateway area. They want it to be a positive, developed entrance to the park.

Commissioner Hartranft asked what kind of material is going to be used for the driveway. Mr. Coffey said they are proposing blacktop/asphalt. The drawings also show pavers to break up the asphalt. They don't want a sea of asphalt. They also need good drainage. The City Engineer advised water needs to be able to drain through into a catch basin.

Commissioner Little said the rendering is nicely done and this will be a nice improvement to the property. Commissioner Little asked Mr. Kambo if the property falls within the planned streetscape area. Mr. Kambo said the property does. The question came up during meetings of what to do with the roadway area and Staff suggested the applicant wait until the streetscape plan moves forward so work isn't done on the property and then torn up. Commissioner Little asked if this property falls within the Historical District. Mr. Kambo said it does. Commissioner Little said he is in favor of running the proposal by the HDAC to make sure the proposal stays true to the guidelines. Commissioner Little asked if this proposal is for building the new residence first and then coming back before P&Z to have renovation of existing structures approved. Mr. Kambo said yes. The applicant provided an overall idea of what the site will look like in the end but the applicant is taking a two phase approach.

The home is first and the applicant will come back before P&Z with the garage and commercial building. Commissioner Little asked if P&Z approves this proposal tonight are we approving the concept as it is as long as the proposal stays within the boundaries as it moves forward. Mr. Kambo said yes. Commissioner Little said the Commission will be implying they are in favor of the total proposal. Mr. Kambo said yes. Commissioner Little said he would like to set a timeline such as no later than a year after the applicant obtains the Certificate of Occupancy to come before the P&Z Commission to share an update on the project. The applicant could come before the Commission sooner if they can but no later than a year after. Commissioner Boysko asked if a Certificate of Occupancy already has a time limit on it. Mr. Kambo said there is a two year limit on the Certificate of Appropriateness. If the time limit is based on the Certificate of Occupancy the Commission can ask the applicant to come back before then.

Commissioner Boysko said the plan is a beautiful design and it is great the applicant is opening the property to the public and park. This will add vitality to the area. Commissioner Boysko said he loves the idea of the gateway through the garage. The gateway can be a great, interesting space. People can pack the gateway/garage during a summer rain. Commissioner Boysko said he is confident in Mr. Coffey's work and doesn't think it is necessary for this plan to go through HDAC, especially since Mr. Coffey is on the HDAC. Commissioner Little asked Mr. Kambo if this proposal has to go before Council. Mr. Kambo said no. Commissioner Little said then he is comfortable with the proposal not going through HDAC. Commissioner Boysko asked Commissioner Little if he wanted another set of eyes reviewing the request. Commissioner Little said he wanted to maintain the spirit, role and responsibility of HDAC. Mr. Kambo said historically the P&Z Commission has sent proposals in the Downtown District through HDAC. Commissioner Boysko asked if Mr. Coffey was going to scrutinize his own work. Chairman Emerick said Chris Meyers is the Architectural Advisor to HDAC and Mr. Coffey is a long term member of HDAC. Commissioner Little said he thought Council would review the request and for the benefit of the applicant he thought going through HDAC would be beneficial. Commissioner Boysko said he loves the work/live idea and the idea of using the existing buildings. Commissioner Boysko said it looks like there is a classroom in the proposed house. Mrs. Sturm said their daughter is home schooled and they have nursing staff staying with her 24/7. The space is developed for their daughter's care. There will be a separate entrance for staff, there will be bathrooms and sleep spaces for staff use. The house is being designed to meet the care needs of their daughter as she grows into an adult also. Half of the main floor will be dedicated to their daughter's care.

Commissioner Cooper asked if the applicant has timeframes in mind. Mrs. Sturm said she would like the house to be completed as soon as possible. They will begin working on the planning of the flower shop as soon as the plans are turned in for the house. They are turning the plans in for the house first because it will take longer to build. The flower shop will be done before the house. Mrs. Sturm said they have no plans to delay anything. She wanted the flower shop to be done by summer. Commissioner Cooper said the project is very innovative and he is very impressed. Commissioner Cooper pointed out that page 11 of the MKSK proposal for the Downtown Powell Street System Implementation Plan shows a concept of an alley behind the proposed property. He asked if this concept will impact the proposed property. Mr. Kambo said the MKSK plan is conceptual. The City will work around the MKSK plan in regards to the proposed property and any future businesses. The City isn't tied to the MKSK plan so rigidly changes can't be made as necessary. Commissioner Cooper said his question wasn't answered entirely. He asked if the concept mentioned in the MKSK plan is approved, will there be room for an alley without interfering with the applicant's development. Mr. Kambo said the point of the MKSK plan is to alleviate traffic or find ways to move traffic. If the MKSK plan has a negative impact on our City park and business properties, the City won't move forward with that part of the MKSK plan. If the MKSK plan results in significant public improvements and would have a positive impact, the City would find ways to make the plan work. Commissioner Cooper said he was as anxious as the Sturms to see this project completed.

Chairman Emerick said the project is a great one. He recommended using brick pavers instead of asphalt.

Commissioner Little asked the Commission whether the request should be sent through HDAC or not. Chairman Emerick said due to Mr. Coffey being on the HDAC for numerous years and Mr. Meyers being the Architectural Advisor, he doesn't see a need for the request to be sent through HDAC. Commissioner Cooper and Commissioner Hartranft concurred.

Commissioner Little moved to approve the Certificate of Appropriateness for the property located at 55 S. Liberty Street as represented by Jeff and Becky Sturm, subject to the following conditions:

1. That all City Engineering requirements shall be met; and
2. That Staff shall have final review of the site plan and architectural designs prior to a building permit being issued; and
3. That an agreement shall be formally adopted by the applicant and the City of Powell to use the gateway feature or if no agreement, the applicant may renovate the garage for their own use; and

4. That no later than one (1) year after a Certificate of Occupancy is issued for the new residence, the property owner shall come before the Planning & Zoning Commission to provide an update on the renovation of the existing structure as well as the gateway feature; and
5. That the applicant shall work with City Staff and Architectural Advisor to finalize the landscaping and other finish details; and
6. That the streetscape solution for the applicant's property shall be addressed at a later date, when appropriate.

Commissioner Cooper seconded the motion.

VOTE: Y 5 N 0

SKETCH PLAN

Applicant: Margello Development Company
Location: West of Sawmill Road at Zion Drive
Existing Zoning: (PC) Planned Commercial District
Request: To review a Sketch Plan proposal to construct two storage buildings, with the option for a third sports building in the future, on a 4.49 acre site. The applicant wishes to submit a combined Preliminary and Final Development Plan.

Vince Margello, 1900 West Powell Road, Margello Development Co., said it has been two years since the first Sketch Plan was reviewed and approved. The plan was put on the back burner due to Powell Grand. This proposal is for two storage buildings to be built behind the shopping center he owns and to the north of the Metro building, on a 4 acre piece of land he owns. Mr. Margello said he has ten storage type of buildings behind the UDF and in the five years he has had them no one has moved out. There is a big need for storage buildings in this area. People in this area have a lot of "toys"; motor homes, vintage cars, boats, motorcycles, snow mobiles. Mr. Margello said he is trying to build something which will cause very little traffic. The storage buildings won't have electricity or gas so no one will be able to carry on a business in the units. The buildings will be used during the daylight hours. The buildings won't have additional lighting and there will be no fencing. The storage buildings will be 55' deep and 15' wide. The buildings will have 12' wide garage doors with 14' heights. Mr. Margello said he met with Chris Meyers and has implemented Mr. Meyers' suggestions into these new plans. People probably won't know the storage buildings are in existence since they will be located behind the shopping center and a future, 20,000 square foot sports facility which will be built in front. Mr. Margello said he was the developer of The Lakes at Powell and The Woods at Sawmill and he put Zion Drive in for a reason. The sports facility will be the main building people notice. Mr. Margello said he is having discussions on how to design the sports facility but they don't know what the final plans are at this time. There is a need in the area for places where kids can have activities. The site for this project is zoned commercial.

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

Project Background

This project was first reviewed as a Sketch Plan in 2012. The Sketch Plan included three buildings, two of which were for storage of boats, RVs, motor coaches and other vehicles. No personal storage was proposed. Also proposed was a building which provided for sports training, to face Sawmill Road. The sports training building is not on this current Sketch Plan proposal. Staff decided due to the length of time since the last Sketch Plan review and due to a third building being removed from the Preliminary Development Plan, another Sketch Plan review is appropriate. The previously submitted plans also did not show all of the information needed for a Preliminary Development Plan.

Proposal Overview

The proposal has changed since the last Sketch Plan. Building #3 on the site has been reduced in size in order to accommodate a site detention area. This changes the amount of lot coverage by pavement and building. Building #3 now only has one side where vehicles enter and exit the building. Building #3 is now 13,400 square feet. Building #4 remains the same in terms of site layout and size at 26,467 square feet. Building #5 is now slated as "future". It is unknown how long it will be for this "future" building to be built. An access drive off of Sawmill Road is still proposed, which will connect through the site. No sidewalks or pathways are shown. Very little landscaping is shown.

Changes since the Last Submission

The size of building #3, the added site detention area and the design of the buildings are the major changes from the previous Sketch Plan review. The applicant, his architect and the City Architectural Advisor met. Staff is

presenting the results of that meeting. The buildings are still all metal siding, with the gabled sides being vertical and the remainder horizontal.

Ordinance Review

The Sketch Plan stage of the development plan review creates the ability for the P&Z Commission and the applicant to review together the proposal and to see how this proposal fits with the surroundings and relates to the Zoning Regulations in order to see if the applicant should proceed to the Preliminary Development Plan stage. Initial public input on the proposal is also sought.

The proposed land use is not a Permitted or Conditionally Permitted Use within the (PC) Planned Commercial District. Storage facilities are usually preferred in the (PI) Planned Industrial District; "Self-storage facilities and parking lots or storage areas for boats and/or recreational vehicles". Staff is unsure as to whether this includes the indoor storage of vehicles as proposed, or strictly outdoor storage. The Planned Commercial District allows for heavier types of commercial uses such as auto service stations and automotive repair, as well as mobile home, travel trailer and implement sales, which seem to be uses which are more intense than what is proposed.

Powell is a planned residence community and there are Zoning Codes and Zoning Districts but our Code gives the City flexibility. If the City finds this type of development is worthwhile for the community's benefit, the City can allow variances. Mr. Kambo said he looked at the 2012 minutes and it was suggested a variance would be better than a re-zoning. A variance will allow a use which the City deems appropriate. Re-zoning would allow anything else which a Planned Industrial District would allow.

Mr. Kambo said the storage buildings will offer indoor storage only, no storage outside. There will be no external lighting and no fencing. There will be buildings tucked in the back portion of the property with a building built in the front portion in the future. The future building will shield the view of the storage buildings.

Staff has items of concern.

1. The property is located in a Planned Commercial District in which storage buildings are not allowed. P&Z can allow a variance.
2. Staff wants to ensure the appropriate materials are used. This development will also be reviewed by the Wedgewood Commerce Center, Charles Ruma, who has final review authority on the architecture. The buildings are being proposed as metal sided buildings. Staff is suggesting the north and south sides of the buildings be done in a natural type of material so the views from the north and south aren't of metal sided buildings.
3. Staff is concerned about the turning radii for the large RVs and boats. An engineer needs to look at the plans and ensure there is enough turning radii. Commissioner Little mentioned during the 2012 review that the drivers of these RVs and boats aren't professional drivers. We need to make sure there is ample space for movement.
4. A landscaping plan needs to be provided to show all required tree plantings and perimeter landscaping.
5. The area for storm water retention may not be large enough. One of the reasons the applicant shrunk the size of a building is because the site detention area wasn't large enough. We don't want water washing out onto roadways or nearby properties. We need to make sure water is taken care of on site, taken down into a storm drain and off site appropriately. An engineer needs to ensure the detention area is appropriate.
6. There are no provisions for dumpsters for users' trash. Commissioner Little brought this up in the 2012 review. The applicant said it is best for users to clean out their RVs before bringing on site.
7. There are no sanitary provisions. RVs require sanitary provisions.
8. Staff is concerned about the last building to the east. The previous Sketch Plan design showed a building so Staff knew a building was going to be built. The current Sketch Plan doesn't show this building to the east. Staff is confident the applicant will build this building. Plans for the future building will come before P&Z. The building, when built, needs to be built in an appropriate design, fashion and scale so it doesn't overpower the residential homes. The building will also need to properly shield off the storage buildings.

Staff Recommendation

Staff's concerns will hopefully be dealt with during the Preliminary and Final Development Plan review. Staff recommends the developer be allowed to file a combined Preliminary and Final Development Plan.

Mr. Meyers said when you look at the property and the buildings surrounding this property, the space isn't great for anything other than nice, discreet storage buildings. The mixed-use nature of this area makes the storage buildings appropriate. Mr. Meyers said he is anxious to see the building which would be built to the east of the property and hopes the building would be built soon. There is a need for what this building is planned to be. The maximum height of these buildings will be 36', which will fit within the scale of the surrounding buildings. We have

approved other buildings up and down Sawmill which are much bigger. The new Sketch Plan shows variation in the siding orientation, a different color tone, an offset of where the gables are. An effort was made to make the impact the best it can be, considering the buildings are storage buildings. The overall site lighting needs to be done in a discreet way; for safety and traffic control. There are no fences or gates. Although the detention area will be shielded by the surrounding buildings, there needs to be attention such as edge plantings or commercial district plantings so there is some degree of landscaping. Mr. Meyers said he thinks the space is planned well in regards to turning radii, even for mediocre RV driving skills. Mr. Meyers said the plans are the best they can be for what the applicant is proposing.

Chairman Emerick opened this item to public comment.

Phyllis Patterson, 524 Commons Drive, said she has a list of items/questions. The agenda says a "sports building" but everyone has said there will be no lighting, electric, fencing or sewer. How does this apply to a sports building which is now being called a "sports facility"? What is the difference between a "sports building" and a "sports facility"? Ms. Patterson said Buckeye Gymnastics is always packed. It is a wonderful facility but it is always packed. How much traffic is this sports facility going to create in the area? Ms. Patterson said she didn't hear any plans about sidewalks. The area doesn't have sidewalks which connect. She is a bike rider and she sees a lot of parents and children riding bikes. What does the Commission think about in regards to foot traffic and bike riding when they approve plans like this? How is the sports facility going to be lighted if there is no electric, sewer or dumpsters? Mr. Margello said it is the two storage units which won't have electric and sewer; not the future sports facility. There will be no electricity, gas or sewer for the two storage unit buildings. The buildings are strictly for storage. The future sports facility will have electric, sewer, gas, telephone and all utilities. Ms. Patterson asked if there will be parking. Mr. Margello said he owns the property next door which has 150 too many parking spaces so he will open the existing parking lot up to the future sports facility. Ms. Patterson said she likes to ride her bike to McDonalds and Starbucks but she has to go here and there to be able to do that. Mr. Margello said it isn't Powell which has caused this problem. The bike path problem is caused by Liberty Township. Mr. Margello said they will be creating a bike path to Sawmill Road. Ms. Patterson asked how the traffic will be handled. Mr. Margello said they will create a walking path on the front side of the property to Sawmill Road. Mr. Margello said most of the traffic will come down Presidential Parkway. There will be a connection from the shopping center to this property which will allow people to enter from Sawmill Parkway. The future sports facility will probably be an extension of Buckeye Bounce. The plans are considering an inside roller rink, a putting green, a field hockey space, a soccer space or basketball court. Ideas are being thrown around but no decisions have been made. As long as he is still alive, the third building is going to be built. This property is an ideal location for the storage buildings. We don't want to decorate the storage buildings up too much and draw attention to them. The storage buildings and the sports facility will serve a purpose in the community. Ms. Patterson asked if the residents will be looking at metal on the outside of the sports facility. Mr. Margello said no, material very similar to the homes will be used. Ms. Patterson asked about security for the storage buildings. She said expensive toys are going to be stored and when word gets out there is no security there are going to be problems. Mr. Margello said security is wireless now, cellular. Users will sign contracts and they will be responsible for their items inside the units. Mr. Margello said he will have no liability for the items. People will store at their own risk. Ms. Patterson asked if Mr. Margello really thinks people will make sure all of their toys will be cleaned and emptied out before they bring them to the storage units; that no one will dump stuff on site. Mr. Margello challenged Ms. Patterson to go look at any of his properties. All of his properties are well maintained.

Patty Martinez, 514 Commons Drive, said her main concern is about the storage units having metal siding. Metal siding, even on the west and east sides, is not aesthetically pleasing. The west and east sides are what will be facing her. She doesn't care about the north and south sides. Ms. Martinez said she would like to make sure the outside lighting is not bright enough to interfere with the condos out front. She said she would like for the lights to be canister type and not shine up into the sky. Ms. Martinez said she is concerned about landscaping; the appropriate amount of landscaping needs to be put in. Ms. Martinez asked if garage doors are going to manual lift since there isn't going to be electricity. Mr. Margello said the doors will be manual lift. Ms. Martinez said people are going to dump waste on the property if there are no facilities for waste and trash. It is just human nature. Mr. Margello said if someone wants to sneak and dump in the dumpsters on his adjacent property they can. He won't allow dumping but there are dumpsters on the adjacent property people could dump in. Ms. Martinez said she is opposed to making this property industrial use because her property value will be affected.

Mr. Kambo reminded everyone the public comment portion of the meeting was taking place and residents should state their comments and questions to the Commission and the applicant and/or the Commission would address comments/questions after the public comment portion of the meeting, not during.

Jane Wellinger, 495 Commons Drive, said she would like to know when the sports facility will be built. Mr. Margello said within the next two years, maybe sooner. Ms. Wellinger said if she was looking for a new place to live and a realtor took her to the Commons of Powell, she would look over to the storage units and sports facility and say no, she wouldn't want to live there. Ms. Wellinger said she doesn't care about sidewalks and landscaping being put in, she doesn't want the development, period. Mr. Margello said it is a commercial site and this is the least amount of nuisance you could have on the site as far as traffic and usage. Ms. Wellinger asked how far back the sports facility will be placed.

Mr. Kambo interrupted and said he appreciates the discourse between residents and the applicant but Roberts Rules need to be followed. Public comments only now, with questions being answered after.

Ms. Wellinger said she lives in the Commons of Powell and they will look right out onto these storage buildings and sports facility.

Ms. Margello, said she was viewing the meeting for a class project. She said she doesn't see why it matters that there will be a sports complex on this property when further down the road there is Buckeye Gymnastics, which is very similar.

Ms. Wellinger returned to the podium and asked if the future sports facility will be set back as far as Buckeye Gymnastics. Chairman Emerick said those details will be reviewed when the sports facility comes back before the Commission. Ms. Wellinger said she doesn't want the storage buildings on this site.

Tim Irwin, 10299 Sawmill Road, said he is in the video surveillance business. There is something wrong with this proposal if there isn't going to be fencing and/or video surveillance for the storage of high dollar toys. It is an open invitation for vandalism and theft. The proposal makes no sense for the community.

Judy Gayton, 499 Commons Drive, said she is opposed to the proposal for the property. The proposal is unsuitable and doesn't fit in with the area. There is currently a manageable blend of commercial and residential and this proposal tips the scales. The drawings show an entrance/exit to the property in the far southeast corner. Ms. Gayton asked if this would be the only point of entry/exit. Chairman Emerick said no, there will be an entry off of Sawmill Parkway. Ms. Gayton asked if both will be accessible at the same time. Chairman Emerick said yes. Ms. Gayton said her concern is the southeast entry/exit is a point of activity which is closest to their condo neighborhood. Ms. Gayton said it also appears as if there are quite a few parking spaces on the east side of the property near Old Sawmill Road. Mr. Meyers said the area is part of the future building proposal and will be reviewed when the future building comes before P&Z. Ms. Gayton said she has to be concerned with what will happen in the area in the future because she lives there. Ms. Gayton said she is concerned there will be no fences and security. People will be able to drive around the property at any time. Ms. Gayton said there may be seven trees on the south side of the property and the drawings don't show more being added. She is concerned about no landscaping. Chairman Emerick said this is a Sketch Plan, a conceptual plan, and detailed landscaping hasn't been presented as yet. Landscaping will be presented during future reviews. Ms. Gayton thought the detention area was a vehicle graveyard. She didn't realize it is a retention pond. Ms. Gayton asked if she will see 15 garage doors across building #2 when looking from Sawmill Road. Chairman Emerick asked if Ms. Gayton meant building #3 or #4. Commissioner Little asked if she meant the last building being proposed in this first phase, which faces Old Sawmill Road. Ms. Gayton said yes. Will she see 15 storage unit doors? Chairman Emerick said yes, until the future building is built. Mr. Margello said mounding will be put in along Old Sawmill Road to block the view. Mr. Margello said they aren't before the Commission for the future building tonight. The future building can be critiqued when they come back before the Commission. Mr. Margello said he won't do anything to hurt the condo neighborhood. He is trying to downgrade what will be built on this site with the storage buildings instead of what could be built. Mr. Margello said the storage buildings won't be seen once the future building is put in. Ms. Gayton said she will see 15 garage doors until the time the future building is built. Mr. Margello said yes, you might see the doors for about a year. Ms. Gayton said she doesn't want to look at the 15 garage doors for any amount of time. Chairman Emerick reminded Ms. Gayton there is a 3 minute limit on comments. Ms. Gayton asked if she was out of time. Chairman Emerick said yes. Ms. Gayton said she feels this project is not an appropriate development for this location/area. There are no redeeming qualities about a storage facility. It will detract from the area. She is strongly opposed to the development.

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

Commissioner Cooper said it would be nice if the sports facility could be built first. He said he has the same concerns as the 8 concerns Staff listed. Mr. Margello asked if he should address the concerns. Commissioner

Cooper said the concerns could be addressed during the next step of the process. He would like to see more information on sidewalks, landscaping and time frames. Mr. Margello said they will build the storage units this summer and work on plans for the sports facility late summer into winter. They should be back before the Commission late winter to present the plans on the sports facility. He wants to make sure he builds a facility which doesn't become empty. Commissioner Cooper said he doesn't like the buildings being made of metal. He would like to see something nicer. Mr. Margello said he is trying to tuck the storage units in. He doesn't want to make them more than what they are. The units will draw attention if he does that. He wants to make the storage units the dormant factor of the project and the sports facility the main factor of this project. The west side of the project has a massive, 33,000 square foot building which will hide the storage buildings. The only view which will see the storage units is his own buildings. Commissioner Cooper said at least the ends could be made with nicer materials. Mr. Margello said the north end of the building faces the massive, 33,000 square foot building so no one will see the north end of the units. The west side of the units face the dumpster side of his shopping center buildings so no one will see the west side. The only side which will be seen is the Old Sawmill Road side. As soon as he builds the sports facility, the storage units will be tucked away. Mr. Margello said Mr. Meyers even made the comment that the storage units don't want to be over done so they don't stick out. Commissioner Cooper asked if there isn't going to be any exterior lighting. Mr. Margello said he doesn't need exterior lighting. He has 10 storage units behind UDF which don't have electricity. He is advocating that the users use the storage units during the day. He doesn't want activity at night. He can also be very selective on who he rents to. He challenged the Commission to go look at the storage units behind UDF. Commissioner Cooper asked if there would be signage. Mr. Margello said no, it isn't necessary.

Commissioner Boysko said he agreed with the Staff concerns listed and with Ms. Patterson's concerns. Ms. Patterson made some good comments. The sports facility is a future project and shouldn't be discussed with this Sketch Plan but it is a big part of this project. Commissioner Boysko said he is not in favor of this type of use in this area. Proposing storage units alone would not be appropriate. What makes the storage units proposal work is the sports facility. Commissioner Boysko recommended a Preliminary Development Plan separate from a Final Development Plan. Combining the two could put the applicant at risk of having to come before the Commission twice. Commissioner Boysko encouraged the applicant to come back before the Commission with a design for the entire development and phase the work. Commissioner Boysko said he would be challenged to look upon this request as acceptable any other way. Mr. Margello said he doesn't know what the inside of the sports facility is going to be at this point so he doesn't know how to design the building. Commissioner Boysko said the shell could be built. Mr. Margello asked what he would do if the shell was wrong. He wants to make sure of what he is building. Mr. Margello said he bought this property from Liberty Township and had the property annexed into the City of Powell. He was the only finger which touched Sawmill Parkway and allowed Powell to grab land along Sawmill Parkway. Now he is at the Commission's mercy. Everything he has done in this community he has done first class. This project is, again, as low key as possible. He can't give the Commission the sports facility right now. He can give a footprint with sizes but he can't give the exterior, the roof height or anything else. He just doesn't know what the building will be right now. Mr. Margello said he might be able to give those details by the end of summer but he isn't sure. Commissioner Boysko said he disagrees and thinks enough information is known. The sports facility is the bookend. It is what makes this project acceptable. Without the bookend the project is missing a big piece.

Ms. Patterson spoke out from the audience. Chairman Emerick said the public comment portion of the meeting has been closed.

Commissioner Little asked Mr. Margello what the rent is going to be for the storage units. Mr. Margello said \$350.00 - \$300.00 per month for each unit. Commissioner Little said a person who wants to store his mom's furniture is going to pay \$30.00 a month for a unit on the other side of Powell Road. Mr. Margello said yes. Commissioner Little said he swims in the custom coach crowd so he understands what the applicant is trying to do. He agrees traffic will be low. People may go to 5 OSU games or get in their custom coach and go out west and won't be seen again for a month or two. Commissioner Little said this proposal offers a better alternative to what could go on the property based on how the property is zoned. There are projects which could be approved which would generate a lot of traffic and cause dumpsters to be all over the place. The pros and cons need to be considered. Commissioner Little said he agrees with Mr. Meyers in that these are storage units so it is fruitless to dress the buildings up. However, he would like to see more detail in the Preliminary Development Plan of what could be done to the south side to dress the buildings up. Commissioner Little asked why the two buildings couldn't sit facing each other so the doors are facing inward, towards each building rather than towards Old Sawmill. Mr. Margello said they are. Commissioner Little pointed out Ms. Gayton was told she would have to look at doors for about a year. Mr. Margello said one building has doors on both sides of the building. Commissioner Little asked if the buildings could be switched so the doors won't be seen. Mr. Margello said he couldn't because of the detention area. Commissioner Boysko said it was a great idea though. Mr. Margello said it becomes a moot

point once the sports facility is built. Commissioner Little said he understood. Mr. Margello said he doesn't want to be handcuffed since he doesn't know what type of sports facility building he will be putting in. Commissioner Little said it is important to hear the resident's concerns and look at all possibilities and the overall end. Commissioner Little said he understands not having electricity in the units but internal electricity might not be a bad thing. Owner's RVs sit and the battery may go dead. Owners may need to use a battery charger. The lack of electricity may need to be re-considered. Commissioner Little asked Mr. Margello to show, conceptually, where a trash management system could be put and how it would be treated. A trash management system could be made optional. Mr. Margello said he can do this with the sports facility because the sport facility is going to need a dumpster. Mr. Margello reminded Commissioner Little he owns the properties beside where the storage units will be and people can use those dumpsters. If people want to get rid of trash they aren't going to dump it on the ground; they will put it in a dumpster. Commissioner Little said the last thing we want to happen is for a person to have the need to make a sanitary dump and not have anywhere to dump. They will dump it in the storm sewer. Mr. Margello said he doesn't have that problem now. He isn't creating an RV facility. He is building storage units which can hold RVs. Commissioner Little said the rental agreement must clearly state there will be no dumping. Commissioner Little said he was receptive to this type of use. The residents have valid concerns and it would help to show how the sports facility will be positioned. Mr. Margello said he could do a conceptual drawing to ease the resident's minds. Commissioner Little said the Commission wouldn't hold the applicant to the conceptual drawing when presented if what the sports facility holds changes.

Commissioner Hartranft thanked the residents for coming and speaking their concerns. Commissioner Hartranft said he did have a concern on security. He asked if each unit will have a wireless security system which each renter would purchase and have for themselves. Mr. Margello said his contracts state the renter is liable for anything stored in the units. He has never had any problems in the 10 units he has behind UDF. The storage units behind UDF are in Liberty Township and Powell police do a better job. Mr. Margello said his responsibility as a landlord is to keep the maintenance on the buildings correct, to maintain the parking lots and exterior of the buildings and to make sure no inappropriate activities take place in the units. In regards to electricity, Mr. Margello said he has heard horror stories about people growing marijuana plants inside storage units. He doesn't want to get into this type of problems. He lives in the area; he is here 24/7. His office looks out on where the storage units will be. Commissioner Hartranft asked if there will be lights in the parking lots. Mr. Margello said the only lighting will be when they build the sports facility and the lighting will all be down lighting. He is very conscience of condo neighborhoods because he developed them. He isn't going to do anything to de-value property. Commissioner Hartranft asked Mr. Kambo if we need to decide on a variance or re-zoning tonight or later. Mr. Kambo said the Commission is reviewing a Sketch Plan so nothing is voted on tonight. It can be handled later. Commissioner Hartranft said we are in the very early stages and plans will progress and come back before the Commission so he is OK with the plans.

Chairman Emerick said the Commission will look very closely at lighting further down the road. Chairman Emerick said he will be looking for additional landscaping on the east side to block the view of all the garage doors, even if it is temporary until the sports facility is built. Mr. Margello said they will mound and heavily landscape. Chairman Emerick said this would alleviate some of the resident's concerns.

Chairman Emerick reminded the Commission the applicant is asking to combine the Preliminary and Final Development Plans. If the Commission is in favor of allowing this to happen, a vote needs to be taken to approve it. Commissioner Little said the Commission can decide to move forward following the normal route or to allow the combined submission. Commissioner Little said personally he thinks there are enough questions and concerns from the community that the applicant should go the traditional route and submit separate Preliminary and Final Development Plans. Chairman Emerick asked how the Commission feels. Commissioner Hartranft said he was fine with a combined plan. Commissioner Cooper said he would like the plans to be submitted separately. Commissioner Boysko said he recommends the plans be submitted separately. He thinks the applicant is taking a risk combining the plans. Mr. Margello said he doesn't have a problem taking a risk. He has heard all of the concerns and he can address the concerns. He is meeting tomorrow with Mr. Kambo to address concerns and put the combined plans together. He isn't trying to fight the Commission on any of the concerns. Chairman Emerick said the Commission doesn't get the impression the applicant is trying to fight them. It is more a matter of whether the Commission feels comfortable combining the plans or should the regular process be followed. Mr. Margello asked if they moved forward with combined plans and ran into sticking points, couldn't the request be tabled. Chairman Emerick said it could; moving forward with combined plans doesn't mean the request is going to be approved. Mr. Margello said whatever the Commission feels comfortable with is what he will work with. He isn't here to fight things. He is here to work with the Commission, not cause problems. Chairman Emerick asked for a motion to be made and a vote would be taken.

Commissioner Little moved to allow for the submission of a combined Preliminary and Final Development Plan for the property represented by Margello Development Co., located west of Sawmill Road at Zion Drive.

Commissioner Cooper seconded the motion.

VOTE: Y 1 N 4 Little, Emerick, Boysko, Cooper

Chairman Emerick said the applicant will submit a separate Preliminary and Final Development Plan.

OTHER COMMISSION BUSINESS

No further business.

ADJOURNMENT

MOTION: Chairman Emerick moved at 9:04 p.m. to adjourn the meeting. Commissioner Little seconded. By unanimous consent, the meeting was adjourned.

DATE MINUTES APPROVED: March 23, 2016

Donald D Emerick
Donald Emerick
Chairman

Date

4-13-2016

Leilani Napier
Leilani Napier
Planning & Zoning Clerk

Date

4/13/16

