

City of Powell, Ohio

Planning & Zoning Commission

Donald Emerick, Chairman

Richard Fusch, Vice Chairman

Joe Jester

Chris Meyers, AIA, Architectural Advisor

Shawn Boysko

Trent Hartranft

Bill Little

Erin Wesson

MEETING MINUTES DECEMBER 12, 2012

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Donald Emerick on Wednesday, December 12, 2012 at 7:00 p.m. Commissioners present included Shawn Boysko, Richard Fusch, Trent Hartranft, Joe Jester and Bill Little. Erin Wesson was absent. Also present were David Betz, Director of Development; Eric Fischer, Director of Development; Chris Meyers, Architectural Advisor; Susie Ross, City Clerk; and interested parties.

HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

Chairman Emerick opened the public comment session. Hearing none, he closed the session.

APPROVAL OF MINUTES

MOTION: Commissioner Boysko moved to approve the minutes of October 24, 2012, as submitted. Commissioner Jester seconded the motion. By unanimous consent, the minutes were approved.

COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN

Applicant: Epcon Communities

Location: 6.638 acres on the Northeast Corner of Seldom Seen Road and Village Park Drive

Zoning: PR, Planned Residence District

Request: Approval of a Combined Preliminary and Final Development Plan for 33 Single-Family Condominium Patio Homes instead of the approved 42 units attached condominium homes.

Phil Fankhauser, Epcon Communities, presented the combined preliminary and final development plan (Exhibit A) for their proposal. He said they have worked with Staff's recommendations with the possible exception of two points. He said the first exception relates to siding material they propose to use on these homes. Mr. Fankhauser said for a number of years they have used siding and trim manufactured by Louisiana Pacific (LP). He said they have had a superior experience that has pass-through benefits for their homeowners. He asked that the Commission allow Epcon to use this material at this location.

Mr. Fankhauser said the material is superior for a number of reasons; they have found the dimensions fit well architecturally, and more importantly, the materials have a 50-year manufacturer's warranty. He said their experience is that this allows them to keep the property looking in an almost new condition with a longer paint cycle than any other product they have ever used. Mr. Fankhauser said this material comes from the factory with a primer applied under high pressure in a controlled environment so it is not affected by the elements before it is installed.

Mr. Fankhauser said the second exception is a little more subjective. He said their site plan shows a number of homes facing Seldom Seen Road so the front of the residences will look toward the road. He said unlike the adjacent Phases I & II, they want to treat that frontage as a privacy wall for their residences. He said it will be very natural/scenic for drivers in the area and a natural buffer/barrier that provides privacy for their homeowners. Mr. Fankhauser provided a photo of existing fencing along Hard Road (Exhibit B); he said this is the type of privacy they would like to provide along Seldom Seen Road. He said Staff does not have an issue with the landscape material but they would like them to conform to the same fencing used on the Phase I & II sites. He said their experience with City Staff is as professional as any they have worked with in Central Ohio; they are honest, straight-forward and they know the regulations and communicate them clearly. He said it is a professional working relationship and they appreciate that, but they want to work to reach a collaborative decision involving the input of the Commission. Mr. Fankhauser said they would like to create a different impression for their property and designed a fence that is similar in make and color to the exhibit provided.

David Betz, Director of Development, discussed the Staff Report (Exhibit 1). He said they are pleased to see this piece of property develop and be a benefit to the area. He said this plan is very similar to the one proposed at the Sketch Plan. He reviewed the site plan. He said they have provided elevations to show the three home models but they do not show all four sides of the homes as requested by the Commission. Mr. Betz said the applicant has provided an extensive landscape plan and it is very appropriate for the site. He said their plans set them apart from the adjacent condominiums. He said there is a quirk in State law that states that associations may not be added to after a certain time period so they will have to form a separate homeowners association. He said Staff and the City Law Director will review all of the documents to make sure they are satisfactory.

Mr. Betz reviewed the courtyard area and the location of the structure near the entrance. He identified the main entry feature which consists of stone wall, pillars and landscaping. He said it has a gate but it is not operable. He said the sidewalk continues along Village Park Drive but the plans do not show a continuous sidewalk on Middlebury; Staff would like to see that connection made. Mr. Betz identified the area where the fencing is proposed; he said the City uses white three-rail fencing along major roadways, stemming from a community standard set within a Comprehensive Plan from the '80's. He identified the locations of the current fencing which has openings to the buildings. He said the applicant shows a continuous cross-buck fence in a dark color. Mr. Betz said Staff recommends white three-rail fence as that what is currently to the east. He said with the amount of landscaping along there the residents will not notice a difference. Mr. Betz said the City Engineer has reviewed this proposal and there will be a need to move the already installed underground utilities but that is not a problem. He said there is less lot coverage by pavement and structures so the engineer does not think that stormwater management will be a problem. He said it will go into the stormwater ponds already created at Village of Powell so they will need cross-access easements for maintenance purposes and roadway egress/ingress. Mr. Betz said Staff's recommendation regarding siding comes directly from the City code in 1147.12. He said in some instances the Commission has allowed deviations.

Commissioner Little asked if the bike path extends all the way through that site. Mr. Betz said it does on Seldom Seen Road. He said it was upgraded several years ago by the City and turn lanes were installed where needed. He said everything is in place from a traffic management standpoint.

Chris Meyers, Architectural Advisor, said LP is a company that makes engineered wood products and siding material. He said it is not CFS or vinyl; it is a combination of wood resin/fiber with zinc borate and resin for adhesive. He said it is dimensionally stable, fungus/mold resistant and takes paint well. He said it is a good product now but 10-12 years ago there was a class-action lawsuit that forced them to change their formula. He said they also ran into a bit of an issue with chemical composition in terms of the how it deteriorated the fasteners. Mr. Meyers said all of those issues have been resolved. He said it looks like CFS or a cedar-mill wood siding but has good longevity and holds paint well. He said it may not be called out specifically in the zoning regulations but it is very comparable in final appearance to Hardi-Plank® siding. He said it should not be considered a cheap product.

Mr. Meyers asked if Epcon takes care of exterior maintenance of the building. Mr. Fankhauser said the condo association is responsible for the roof and siding materials. Commissioner Little asked if LP has explicit manufacturer's instructions for handling and installation. Mr. Meyers said to maintain the warranty they use certified installers and technical reps from the company that come to the site to make sure it is installed properly. Mr. Fankhauser said LP has technical support that is unparalleled. He said their techs will visit the site at least twice during installation. Chairman Emerick asked if this is far better than the composite wood siding used by Maronda Homes in the Powell Place subdivision. Commissioner Little said that was a Masonite product. Mr. Meyers said LP had a poor reputation in the past but that has been resolved. He said at the Sketch Review they requested elevations of all sides of the different buildings and the packet only includes front elevations. He said it will be important that Staff review the elevations and architectural drawings of the entire façade before building permits are issued. Mr. Meyers said it is nice to see the runs of white fence in Powell but a different fence style or color would be fine and the intensity of the landscape material will make it quite nice. He suggested that along the long run and endpoints of the fence they could introduce a stone pier such as those at the entry feature. Mr. Meyers said that would help them stand apart from the other communities and identify the quality of their community. He said the architecture is well done.

Chairman Emerick opened the floor to public comments. Hearing none, he closed the public comment session.

Commissioner Fusch said overall this is a great design and style of buildings for this space. He said given what Mr. Meyers has said about the siding, he does not have any problem using LP material and it sounds like a great alternative to CFS. He said over the years, friends and colleagues have identified Powell with the white fencing; it is a positive community symbol. He said his personal view is that arborvitae is fundamentally ugly in this mid-Ohio deciduous landscape. He said he is familiar with the area in the photos and it just looks like a green wall. Commissioner Fusch said if they are placing landscape material along the fence he would like to see it broken up by

some trees and other vegetation that does not provide a wall-like appearance. He said the white fence should be continued as per Staff's requests. Commissioner Fusch said he will not object to this on the basis of the proposed plantings but would like to see something different.

Commissioner Hartranft agreed that this is a great addition to the area. He said he appreciates the expertise of Mr. Meyers and is confident that the siding is a good product. He said the white fence has become a Powell identifier but he is not opposed to having other styles sometimes. He agreed with Mr. Meyers' comments about adding stone pillars to break it up. He said he knows they want the cross-buck fence; he asked if they would consider that style in white. Mr. Fankhauser said they would like to feel welcoming so they will do whatever the City wants to see in Powell. He said their objective was to fit in but distinguish themselves subtly from the property next door. He said they are flexible and would like to hear input from members of the Commission. He said they would like to go with their proposal but if that will not work, he welcomes suggestions from the Commission so they can respond.

Commissioner Hartranft said the addition of piers would break it up but it does not have to be the most expensive fence in Powell. He said if they want to fit in, white will be the way to go. He said he agrees that having all arborvitae in the hedge/wall would not be the way to go. He said different types of evergreens every 10-12' would still give the feeling of a wall and lots of different deciduous trees could be added.

Commissioner Little said he used the previously approved plan as a baseline. He said he appreciates that this is an improvement from that plan. He asked if they have spoken with the existing condo association members to see if they have a good understanding of the egress from this property through their property. Mr. Fankhauser said they met with the board and also with two of the board members collectively who live on the line between their homes and the Epcon homes. He said they discussed Epcon sharing their clubhouse and ultimately decided they did not want to do so. He said they talked about the importance of being good neighbors, especially during the construction phase. Mr. Fankhauser said there is an open line of communication and they know they can contact Epcon at any time with questions or comments. He said they have seen the site plans and architecture and they like it. He said they are appreciative of the price points because it will help defend value in the neighborhood. Mr. Fankhauser said they discussed with them the proposed landscaping and he does not believe anyone on their board would say they are surprised by the details in the proposed plans. Commissioner Little asked if there are any residents from those condos present this evening. There were none. Commissioner Little asked about the LTFD review of ingress/egress. Mr. Betz said they have not sent any comments on this proposal but they will if there are problems.

Commissioner Little asked if the architectural review requirements text is considered as their final proposal. Mr. Fankhauser said it is. Commissioner Little said they discussed not having the same elevations together but that is not something to be overly picky about. He asked Mr. Betz if the Commission/City has any liability to help homeowners, or would be at fault for allowing a material that is not approved within the existing code. Mr. Betz said he will check with the Law Director but he does not think there is a problem. He said the past siding problems were not due to meeting the code; they were due to the materials. He said the City did not hold a financial interest in the subdivision or get sued over it.

Commissioner Little said he agrees with the other Commission comments regarding arborvitae; they turn brown, die out and are not deer-resistant. He said a combination of white fencing and piers would be a good combination and he is open to that. Commissioner Little said in order to write a motion, he will need to know how the Commission stands collectively on fencing, landscaping (use of Arborvitae) and siding.

Commissioner Boysko said he strongly agrees with the comments of Commissioners Fusch and Little regarding the siding and fencing. He said the current style of fencing is a good standard to maintain and he does not see a strong reason to not continue its use. He said the arborvitae may be appropriate for Hard Road but Seldom Seen does not see that type of traffic. He said it is somewhat imposing. Commissioner Boysko suggested they do it similarly to where they landscaped along Forest Park Place where there is a wall of arborvitae with trees every 20' or 30'. He said they can incorporate the white three-rail fencing into the entry feature as well.

Commissioner Jester said he always looks at changes to traffic when new developments are proposed. He said it looks like Seldom Seen Road will not be a problem for getting in and out but in the future it will be very busy on Seldom Seen Road. He said the screening proposed is excellent. Commissioner Jester said he likes the white fencing and he has not heard a compelling reason to change his mind and to allow a different style or color.

Chairman Emerick said he is in favor of the white fence because it is part of the comprehensive plan and an identifier for the community. He said he would not be adverse to the addition of some stone pillars as suggested by Mr. Myers. He asked what other siding has been used in other Epcon developments within the City. Mr. Fankhauser said they have used this same siding. Mr. Emerick asked how long ago LP made the change in composition that resolved the

issues with their product. Mr. Meyer said he thinks it was about 12 years ago. He said they had a project where they specified this material and it was right at that time. He said they have been monitoring it since that time. Chairman Emerick said he not a great fan of CFS and as long as the LP siding is installed correctly and monitored he is not opposed to its use. Mr. Fankhauser asked for clarification regarding the wishes of the Commissioner regarding the fence and landscaping. Commissioner Little polled the members. He said the consensus is to use white three-rail fence with intermittent stone pillars. Commissioner Fusch suggested a combination of plantings as used by the developer of Falcon Ridge along Bennett Parkway. He said they put in blue spruce, Norway spruce and a variety of evergreens, but they should not use white pines as they have not done well.

MOTION: Commissioner Little moved to approve the Combined Preliminary and Final Development Plan brought forth by Epcon Communities for the 6.68 acres at the northwest corner of Seldom Seen Road and Village Park Drive, subject to the following conditions:

1. Driveways for each unit shall be a minimum of 20' from the edge of the street to the garage door.
2. LP Smart® siding and panels shall be applied. The developer shall pay the utmost attention to ensure that the manufacturer's handling and installation specifications are strictly adhered to.
3. White three-rail fencing shall be substituted where the current plan calls for dark cross-buck fencing material. The developer shall work with Staff to determine an effective way to comply with this condition, as well as introduce other materials or features to help differentiate it from the existing condominium association.
4. The developer shall install sidewalks along the east side of Village Park Drive and the east side of Middlebury Way.
5. The City Law Director and Staff shall approve all legal documents that are required so that all access easements, stormwater easements and private restrictions and covenants allow for the separate condominium associations and maintenance agreements necessary to the reasonable satisfaction of the Village of Powell condominiums.
6. All necessary engineering plans shall be subject to approval by the City Engineer.
7. The final architectural review documentation, honoring the intentions of this Commission, shall be subject to approval of Staff.
8. The landscaping plan is approved, subject to further review by City Staff to determine a reasonable alternative to the proposed sole use of arborvitae along Seldom Seen Road.

Chairman Emerick asked if Staff review of final building elevations will be a part of condition #7. Mr. Betz said it will and they will discuss the elevations with Mr. Meyers.

Commissioner Fusch seconded the motion.

VOTE: Y 6 N 0

SKETCH PLAN

Applicant: Village Academy Schools
Location: 284 South Liberty Street
Zoning: DB, Downtown Business District
HD, Historic District Overlay District
Request: Approval of an Amendment to Approved Development Plan to allow addition of 1,140 square feet to the north side of the main building for a concession/food service area.

Kevin Harrison, Harrison Planning Group Architects, Village Academy Schools, presented the current proposal (Exhibit C) and said they plan to add a small addition to the original existing building. He said this addition is located just south of Griffin Hall and the existing tennis courts. He said it has been designed with details much like Griffin Hall but it will be tough to see. Mr. Harrison said this addition will house concession and food service because Village Academy is lacking a food preparation and serving area for the students. He said there are enough students and interest that they have a contract with a food service supplier and now they would like to add a preparation/service area.

Mr. Harrison identified the different buildings on the site. He identified the location of the addition. He said the addition serves many purposes: concessions for the gym, food prep/service for the school and outdoor concessions. He said there was only one location on the existing building where this addition could be placed. Mr. Harrison reviewed the elevations of the site and said this addition will not be seen from Liberty Street at all. He said the materials will include cement fiber siding in colors that match those on Griffin Hall. He indicated the locations of windows and said the shed roof will be standing-seam metal. He said it will feature a cupola on top that will be lightly lit. Mr. Harrison said the addition includes a concession lobby away from the contest area, a serving line for students in the café and development of the outdoors. He identified the edge of the tennis court fencing and an asphalt track outside of the fence. Mr. Harrison said they plan to install concrete pavers so they have the ability to have outdoor café seating. He said there is a floor elevation difference between the existing cafeteria and the gymnasium.

of about 15.5" inches and there is ramping and steps within the building so they keep the elevation of the plaza and new exit doors at the same elevation. He said that will allow accessibility to any part of the addition.

Mr. Harrison indicated a grassy area that slopes down to the building. He said there will be a planter that will soften the split-face/tinted concrete and masonry. He said they plan on installing some larger trees in the grass/plaza area with up-lighting and grading. Mr. Harrison indicated an area that has not yet been developed where there is no mounding at the opening to a piece of property. He said they propose to continue that mounding and add landscaping that is similar to the existing. He said that will make a varied landscape wall between the Village Academy and the indicated properties. He said there are 4-5 ash trees that are in terrible shape and they will be removed as a part of this project.

Eric Fischer, Development Planner, reviewed the Staff Report. He said the Village Academy received a donation from a private donor to provide this addition adjacent to the gymnasium. He said this addition is consistent with the architecture and materials of the new Griffin Hall. Mr. Fischer said the addition will not expand the curriculum attendance of the school or add any additional parking requirements. He said the applicant noted that they will fill in the buffer area to the east and that will be a good thing for the neighbors. He asked that the applicant meet all ADA requirements for access. Mr. Fischer said Staff finds this proposed concession area is a good addition to the community, provides additional services for the school and makes the architecture of the existing school more compatible with the Historic District. He said Staff recommends approval, subject to the conditions listed in the Staff Report.

Mr. Meyers complimented Mr. Harrison on the architecture of Griffin Hall. He asked if the two entry walks with flared-out openings will have a series of steps. Mr. Harrison said it was originally designed to be at the lower café level but they decided to eliminate the areas where they added steps and added one set of steps and ramp within the inside of the addition. He said that helps with the serving line as well. He said there are no exterior steps and everything is at-grade with the asphalt track. He said there are no handrails, guardrails, etc. and the café area is a concrete product. Mr. Meyers said it looks like they have met ADA compliance in many ways. Mr. Meyers asked if the windows other than the pass-through are false windows. Mr. Harrison said they will use a roll-up stainless steel concession shutter and to hide all of the mechanisms for the rolling shutters they were placed behind a spandrel glass window. He said below that there is an air curtain system so they can leave the shutters open. He said on the two sides the windows above the shutter will be spandrel glass and the others will be glass windows.

Mr. Meyers asked for clarification of the materials of the other buildings in context with the addition. He asked if the proposed brick water table is consistent with other buildings. Mr. Harrison said it is a new feature; they went to brick products and a water table because the stone might seem a little clumsy on such a small addition. He said there is a lot of intricate detailing along the brickwork and they want a hard clay-like surface at the foot area of the concession. Mr. Meyers said there is not too much break on the IFUS so he thinks it is a nice touch. He asked if the wood posts are new. Mr. Harrison said the conservatory building and the covered walkway have similar detailing. Mr. Meyers asked if the casings of the doors and windows are the same size head and jam casings with a mitered corner. Mr. Harrison said that is correct. He said at Griffin Hall the header is oversized and the detailing here is a little different so it does not seem heavy on the small addition. Mr. Meyers suggested the board and batten on the two sides of the addition be reduced to 12" on center spacing because of the scale of the addition. He said the plans indicate an 8" half-round gutter on the upper roof and for the scale of the building that seems pretty big. Mr. Harrison said it should be noted as 6" gutter. Mr. Meyers said the pairs of doors that go into the building look like glass/french door style openings. Mr. Harrison said they are hollow metal glass doors. Mr. Meyers asked about the type of cooking or heating used and the type of a hood or ventilation that would require screening. Mr. Harrison said they have big louvers from the kitchen placed in the area that is virtually unseen. He said there is an internal hood with louvers on the exterior. Mr. Meyers asked if they propose a rough cement board siding and they may want to consider a cedar mill finish with woodgrain texture. Mr. Harrison said that is what they are proposing.

Mr. Meyers said the Village Academy is a style in itself. He said all of the details and finishes are interesting because of the way the buildings interact. He said the variations work great so it is not a repetitive look within the buildings. He said this keeps the school a nice asset for the community.

Chairman Emerick opened the floor to public comments.

Janet Wartman, 130 S. Liberty Street, said there is a buffer zone and she wants to make sure this building is not within 75' of the back line. Mr. Betz said it is not. Ms. Wartman said the original plot in the 1980's was about 3.5 acres; she asked if this is within the original acreage. Mr. Betz said all of the properties are now combined as one parcel. Ms. Wartman asked about the green ratio. Mr. Betz said all of the requirements have been met. Ms. Wartman said she did

not think this would meet the green zone. She said she appreciates Mr. Meyers' comments about the interest of the building and how the different things go together and she agrees. She said she does not understand why there is a white fence rule that they cannot break and it is boring. She said that is what is wrong with zoning.

Hearing no further public comment, Chairman Emerick closed the comment session.

Commissioner Jester said he sees this as an appropriate enhancement of the food service program of the school. He said it comes naturally with the growth of the school and is an excellent addition. Commissioner Boysko said this seems to be a well designed and articulated enhancement to the existing facility and is in an area that is not visible from the street or the rear due to the landscaping and buffer. He said this is a beautiful addition. Commissioner Little said he agrees and it is unfortunate it will not be visible from the street because it helps tie the main building into the nice additions to this campus.

Commissioner Hartranft agreed with the previous comments. He said this will provide a great service to the school and the children who attend there. Commissioner Fusch agreed with the other comments. Chairman Emerick said this looks good and he especially appreciates Mr. Meyers' comments about how everything ties together. He said they did an excellent job.

Mr. Betz said the Commission can remove condition 1 as listed in the Staff Report.

MOTION: Commissioner Little moved to approve the Amended Development Plan for Village Academy Schools located at 284 South Liberty Street, allowing for a 1,140 sq. ft. addition to the north side of the main building to be used as a concession/food service area, subject to the following conditions:

1. All engineering plans related to this proposal shall be subject to approval by the City Engineer.
2. The developer/architect shall consider the suggestions mentioned this evening by the Commission's Architectural Advisor.

Commissioner Boysko seconded the motion.

VOTE: Y 6 N 0

SKETCH PLAN

Applicant: Margello Development Co.
Location: West side of Sawmill Road and south of Presidential Parkway, behind Presidential Pointe Shopping Center.
Zoning: PC, Planned Commercial District
Request: Review of Sketch Plan for a new Development Plan for to allow a 25,550 sq. ft. office/warehouse building and two 24,416 sq. ft. buildings for use as an indoor storage facility for RV's, boats, busses and other vehicles.

Vince Margello, 1900 Powell Road, reviewed the proposal (Exhibit D) for the 4.5-acre site that is contiguous with the Presidential Pointe shopping center. He said he annexed this property into Powell 3-4 years ago and has since built the shopping center, a dance studio and music studio. He said he owns the Metro building north of that and has upgraded it and found stable tenants. He said when he bought the 4.5 acres from the property owner to the south he brought forward a development plan that proposed a large sports facility behind the dance studio. Mr. Margello said that was in a different economy and he is now proposing two buildings on the back portion of the property to house large RVs and Motor Coaches as well as the sports facility. He said he has ten storage spaces now behind UDF and they have been rented for four years with no vacancies. Mr. Margello said the adequate depth is 50' for buildings to house these types of vehicles. He said there will be no fence around the facilities as around other storage areas. He said there will also be no outside parking or storage and no dumpsters on site.

Mr. Margello said he is also proposing a 25k sq. ft. building to house a sports facility. He said there is a great need for this type of facility in Powell. He said he could have built more offices or office/warehouses on this site but there are plenty in the area and he would be in competition with uses to the south. He said these buildings will not place a burden on the schools or public services. Mr. Margello said these buildings will bring real estate tax dollars into the City and not put a burden on the community. He said this is a preliminary review so will consider the comments of the Commission and decide if he should move forward.

Mr. Betz presented the Staff Report on this proposal. He said this property is zoned Planned Commercial District as is most of the area along Sawmill Parkway. He said that zoning allows a mix of uses such as offices, retail, public service facilities, doctors, day cares and unique uses such as Buckeye Bounce. Mr. Betz reviewed the original plan that proposed two separate buildings. He said the discussion at that time was that it was important to keep the scale of the buildings down since there was residential to the east. Mr. Betz said that plan proposed the access on the

southern side of the site to go straight through to Sawmill Parkway where it was only right-in/ right-out. He said the same goes for the new plan.

Mr. Betz said the new plan has a larger building for sports activities on one part of the site. He said breaking that building up into two separate buildings would be difficult for that type of use. He said the two buildings in the middle used for storage of vehicles is not a permitted use within the Planned Commercial District but is permitted in the Planned Industrial District. Mr. Betz said the code allows for flexibility of uses and the Commission can choose what type of uses they would like to see as long as they find they are compatible with the surrounding uses. He said these types of buildings used for vehicle storage are typically big rectangular boxes. He said this proposal is for two big box-like buildings with extra height on the doors. Mr. Betz said there may be an issue with design but Mr. Meyers will help with that. He said design of the front building along Sawmill Road has been broken up with some fronts, windows and things but it has extra height for this specific use. He said he believes it still fits within the 35' height requirement. Mr. Betz said there needs to be a lot of thinking about the site plan, the uses involved, and the access point that is adjacent to the main access drive of existing businesses. He said that could cause impact on the drive across the way when the larger vehicles try to enter and exit. Mr. Betz said the site plan shows a pathway along Sawmill Road to where it eventually reaches the City path system. He said Staff has spoken with Mr. Margello about doing some improvements in the future along Sawmill Parkway and Sawmill Road. He said the Commission needs to feel comfortable with the proposed storage use. He said the sports facility could be beneficial and there is a great need for activity space in this community. Mr. Betz said it was one of the uses proposed in the previous plan but the design needs more thought.

Mr. Margello said he designed the access in this way because the owners very seldom pick up their motor coaches. He said most of the site activity will come from the sports facility and the exit on Sawmill Road was approved when he originally bought the property. He said this property is a convenience point because it is the only property that connects Sawmill Road to Sawmill Parkway. He said people will not use it as a cut-through because they cannot make a left-hand turn on Sawmill Parkway so they will use the signal at Presidential.

Mr. Meyers said finding a place to practice and play is a premium in this area so there is a great market for this type of facility. He said he appreciates that the Phase 1 building to the east has a similar color palate and building style but not the full extent of stone and large storefront windows because it is a different use. He said there are a few details in the drawing that are not clear but he assumes they will be the same as the existing building. Mr. Meyers said this building is not very attractive but it may not need to be because of the context in which it sits. He said he designs buildings where the activity on the interior is shown off on the exterior; they may be able to introduce light fixtures, landscaping and/or openings on the two short ends of the building. He said articulation on the long façades will break up the massing and length of the material. He said the nature of constructing a stucco or IFUS wall means they have to have reveals/expansion joints/breaks in the wall. Mr. Meyers said the design of the building should take that into account as a construction need and architectural feature. He said they do not have to replicate all of the design on the front building. He said typically buildings like this will have components on the roof. Mr. Margello said they will likely place the air conditioners on the roof. Mr. Meyers said if they have an air handler on the roof, a screen should be added and it would create a break on the large roof plane. He said by code they will have some lighting on the side wall and for constructability they will have to have some reveals. He said those are the things that will add more detail to the elevation.

Mr. Meyers said the two storage buildings could not be in a better place on the site plan. He said they are generic buildings and may not need be so decorated or detailed because of their function and need for durability. He said a series of doors in a metal sided building with a simple roof form is fine for this type of building but they will need to look at palate of colors and how it blends into the context of the site. Mr. Meyers said the components should be known at the next level of detail. Mr. Meyers said when they look at the traffic routing of big vehicles they must pay attention to the turning radius required, location/design of bollards and placement of the landscaping. Mr. Meyers said this is a good first step and headed in the right direction. Mr. Margello explained there is no electricity, sewer or water to these buildings. He said the facilities are only for storage. He said there are no air handlers on the roof. He said behind these buildings there is a complete fire lane for the Metro building so there is great fire protection from that direction. Mr. Meyers clarified that the buildings will have electricity per code but not electric service accessible to the tenants.

Chairman Emerick opened this item to public comment.

Steve Ussery, Sawmill Business Park, said they are the adjacent southern property. He said Mr. Margello purchased this property from them five years ago. He said there are a couple of issues he discussed with Mr. Margello that pose problems to their buildings to the south. Mr. Ussery provided a photo that shows the two properties (Exhibit E) and identified buildings on the site. He said his problem is that this proposes two or three steel buildings facing the entrance of their buildings and that may pose a problem when renting them. Mr. Ussery said all they will see is sheet

metal siding. He said when this was originally developed the Wedgewood Commerce Center was required to have all natural materials and something other than sheet metal material would be more appropriate adjacent to their buildings which are brick and cedar on all sides. Mr. Ussery said the egress for this proposal may pose a safety issue because of its proximity to theirs. He said the aesthetics of what his tenants will have to look at and the safety of the nearness of the two egress areas are his concerns.

Hearing no further public comment, Chairman Emerick closed the comment session.

Commissioner Fusch asked if this requires a variance. Mr. Betz said he will have a variance for this specific type of use as a part of the development plan unless Mr. Margello requests to rezone this to Planned Industrial. He said he would rather see a variance for this type of use so they can control any change in use if the buildings change to some other use in the future. He said this would prevent an undesirable use in this area. Commissioner Fusch said he was very concerned several years ago about the building of big box stores in the community and was really happy to see Powell pass legislation that restricts big box retail activities. He said he is concerned that the design of these buildings is fundamentally ugly. Mr. Margello said the buildings will be hidden in the middle of area and they may never be seen. Commissioner Fusch said he may be right but the comments from Mr. Meyers about breaking up site lines and adding lighting are important considerations.

Commissioner Fusch said the sports building is a great idea but he is concerned about where they would park if there is a large event in the building. Mr. Margello said the number of people in the building will be limited by fire code and there are 180 spaces at the Metro building, half of which are being used. He said he has plenty of parking and he does not think that is a problem on this site. He said this is a facility that will have one specific use at a time. Mr. Margello said he anticipates 20-25 kids/vehicles per use. He said the three buildings will be full or he would not consider it. He said he spoke with Mr. Ussery and suggested that if the approach is a concern, they can have a shared approach. He said Mr. Ussery was not interested and he can only do it if the neighbor agrees.

Commissioner Hartranft said he likes the plan and thinks this type of facility is a good idea in this community and will be well used. He suggested they address the concerns heard tonight regarding material/design so this will not be a detriment to the surrounding properties. Mr. Margello said he does not want to be a detriment and that is one of the reasons he is not building more office buildings; there is little need for more offices in the area. Commissioner Hartranft asked for clarification about the interior of the storage units. Mr. Margello said they will be separate walled-off units. He said they will have 14-15' locking doors and some of the vehicles will not move all winter. He said this is not in a fenced-in area and nothing will be stored outside. Mr. Margello said he is very meticulous in the maintenance in his properties. He said he plans to install rolled compacted concrete surface instead of asphalt. Commissioner Hartranft said he has some concerns but they can be addressed.

Commissioner Little said there is a serious shortage of sports facilities near Powell. He said even with all of the schools in the area they do not have a lot of gym space. He has driven a custom coach and parts of the storage area plans pose a concern. He said the turning radius is a big issue, especially when entering through a smaller door. He asked where passengers who ride the coaches would park. Mr. Margello said they usually park inside the bay that is open once the coach leaves. Commissioner Little said there is usually a need for a waste station for these vehicles. Mr. Margello said he has never had that come up and he would rather not deal with it. Mr. Betz said there is sanitary sewer on the property so it could be worked out. Mr. Margello said they checked and they have more than enough turning radius on this site. Commissioner Little said they all will not be professional drivers. Mr. Betz said they can place radius diagrams on the site plan to provide details. Commissioner Little said there are issues where clients need electricity to charge batteries and power to keep coach refrigerators running. Mr. Margello said a lot of the clients take the batteries with them and bring them back when they need them. Commissioner Little said those are all things to consider. Mr. Margello said he does not want to get into the electricity business because it causes problems. Commissioner Little said he tends to agree with Mr. Meyers that how you use the building and how it is situated will keep them from having to make it pretty. He said they will need to take into account the neighbors who will have to look at the buildings. Mr. Betz indicated the view sheds and retention areas on the aerial photo. He said there will be ways to provide screening.

Commissioner Boysko asked if Mr. Margello purchased the property to the north. Mr. Betz said he owns the Metro building. Commissioner Boysko asked if the properties are combined into one plat. Mr. Betz said they are separate and the property to the north is in Liberty Township. Commissioner Boysko asked if it would be possible to use any of the curb cuts along old Sawmill Road. Mr. Margello said he would not want to take coaches through the Metro lot to get to the facility. He said he will put in a reinforced concrete approach and will confer with the City Engineer to make sure it is right. Commissioner Boysko said the two buildings to the west are appropriately scaled because they are hidden behind the shopping center but as one travels east on Old Sawmill Road they will still see a large building.

Mr. Margello said they can make the sports center look very similar to the shopping center out front with the use of materials and awnings. He said the long drives off of Sawmill Road were designed so people did not have to look at the road. Commissioner Boysko said the scale of that building seems very large compared to the rest of the area. Mr. Margello said that is why they have the screening area between the building and Sawmill Road; these facilities are large but they are not big box retail buildings. Commissioner Boysko asked if the athletic facility is classified as a commercial use. Mr. Betz said it falls under a private recreational facility which is a permitted use in a Planned Commercial District. He said there are some different parking requirements based on the size. He said it would be most helpful if the applicant would like to have a cross-access parking agreement with the property to the north. Commissioner Boysko said he lives in Grandshire and the boxing tenant is a great addition and the parking area is packed on Friday nights. He said having an athletic facility in Powell would be great. He said a facility in Westerville typically has parking up and down the street because its parking lot is full. Mr. Margello said it is actually a good thing to have when you don't have enough parking when you are in a commercial business. He said the boxing facility cannot possibly use the 180 parking spaces on a busy night. He said it is a good problem; he tells his shopping center people all of the time that say they need more parking that it is a good problem. He said it is better than having an empty parking lot. Commissioner Boysko asked about the comments from Mr. Meyers about dressing up the building. Mr. Margello said there is no reason for that because the buildings will not be seen but if properties to the south have concerns they can dress them up. Commissioner Boysko said sometimes less is better on these big buildings but metal siding is not appropriate in Powell. He said there should be a combination of higher quality materials but it is not necessary to dress up the sides because no one will see them. Mr. Margello said he will work with Mr. Meyers but does not want to get into a lot of detail because they do not want to draw attention to the buildings.

Commissioner Jester said he is sure Mr. Margello has completed a financial analysis on this proposal. He asked about the potential tax generated by such a valuable piece of property. Mr. Margello said he has paid taxes on the property for the past five years when it has only grown weeds. He said this plan will create buildings that produce property taxes for the City and the school system while not bringing any stress on either entity. He said it will not bring children, hazards or a lot of traffic into the area because it will be used by the people in the community. He said Powell needs these uses and this is the perfect place for them. Commissioner Jester said he is trying to look at the big picture. Mr. Margello said he has always been fair in his rentals of these types of things; he will not build something that will not succeed and it will bring more revenue to the surrounding businesses.

Chairman Emerick said he still struggles with the fact the storage is not an approved use for Planned Commercial. He said the storage will need significant screening for the existing residential across Sawmill Road. Mr. Margello said that area is all commercial. He said he views this property no different than the properties on Sawmill Parkway. He said he designed the site so the storage units will be hidden in the middle and the sports facility will be a "softer" facility on the Sawmill Road side. Chairman Emerick agreed.

Commissioner Little said they need to have dumpsters on site at the storage areas because if not the users will leave trash in the storage area. Mr. Margello said that can be accommodated on the Metro lot. He said the sports facility will have a dumpster but he will limit what goes into it. Commissioner Fusch said Mr. Margello mentioned that he tells his tenants not to worry about parking. Mr. Margello said when they say they need more parking he tells them that is a good problem; an empty parking lot means it is not a successful business. He asked if the Commission wants him to work with Mr. Meyers regarding the design. The Commission members agreed. Mr. Betz said Staff will schedule a meeting.


OTHER COMMISSION BUSINESS


Mr. Betz said to look for the next submission from Lifestyle Communities at the January meeting.

ADJOURNMENT

Chairman Emerick moved to adjourn the meeting. Commissioner Little seconded the motion. By unanimous consent, the meeting was adjourned at 9:10 p.m.

DATE MINUTES APPROVED: January 9, 2013

 1-30-2013
Donald Emerick
Chairman Date


Sue D. Ross
City Clerk

