



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

APRIL 13, 2016

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Don Emerick on Wednesday, April 13, 2016 at 7:00 p.m. Commissioners present included Shawn Boysko, Ed Cooper, Richard Fusch, Trent Hartranft, Joe Jester and Bill Little. Also present were David Betz, Development Director; Rocky Kambo, GIS/Planner; Chris Meyers, Architectural Advisor; Leilani Napier, Planning & Zoning Clerk and interested parties.

STAFF ITEMS

Rocky Kambo, GIS/Planner advised the Commission the Central Ohio American Planning Association Chapter is having a Planning & Zoning workshop on May 20, 2016. The workshop is mostly attended by planners and architects but there is a push to have members of City Council, the P&Z Commission and the Board of Zoning Appeals attend. The latest and greatest information on Planning & Zoning will be covered. The Development Department is willing to pay the registration fee of any member who is willing to attend the one day event. Commissioner Fusch asked what time the workshop starts. Mr. Kambo said 8:00 a.m.

HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

Chairman Emerick opened the public comment session.

Brian Lorenz, Mayor, 4111 Village Club Drive, said he wanted to come in and thank the Planning & Zoning Commission for their service and everything the Commission does. When development proposals arrive at City Council meetings, Council is very comfortable with the level of review the proposals have been given. He knows how difficult it is serving on the P&Z Commission. On behalf of City Council, he wanted to express gratitude for the efforts everyone puts into the process. There are a lot of exciting things going on in Powell and having a P&Z Commission with a high level of experience allows City Council to know applications have been given due diligence prior to arriving at City Council. Mayor Lorenz also expressed his appreciation to those members who participated in the Comprehensive Plan process. Having the Comprehensive Plan in place will help steer future growth. Mayor Lorenz thanked those members who will be participating in the Zoning Code diagnostic committee. He extended an invitation to the P&Z Commission members to contact him if anyone ever has questions or needs assistance from City Council.

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

APPROVAL OF MINUTES

MOTION: Commissioner Cooper moved to approve the minutes of March 23, 2016. Commissioner Little seconded the motion. By unanimous consent the minutes were approved.

ADMINISTRATIVE REVIEW

Applicant:	Jeff and Becky Sturm
Location:	55 S. Liberty
Zoning:	(DB) Downtown Business District
Request:	To review a proposal to convert an existing residential structure into a mixed-use building, which will include a flower shop on the main floor and an upper floor studio apartment.

Tom Coffey, Architect, 365 Shell Ridge Court, said the Certificate of Appropriateness was approved on February 10th. The applicant is ready to start remodeling the first floor for the flower shop and a studio apartment on the second floor. The second floor access will be from a set of stairs on the back of the building. There will be a second floor deck. The front door to the flower shop is on the side of the building which faces the parking lot. The door is

2. Before final occupancy is provided for the mixed-use building or within a date 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 possible gateway feature.

Chris Meyers, Architectural Advisor, complimented the efforts to work with the existing building, enhancing the building. There is a strong effort to maintain the uniqueness. Mr. Meyers asked if the awning on the east elevation is a true roof cover. Mr. Coffey said it is. The existing aluminum awning will be underneath the canvas, vinyl awning. Mr. Meyers asked if the porch is a seasonal porch or insulated to be used all the time. Mr. Coffey said the porch will not be insulated. The porch is for display purposes only. The existing aluminum awning is being left so Mrs. Sturm can put lights in. Mr. Meyers said he is wondering about the new windows. Mr. Coffey said the windows are open like a glassed in front porch. The area will be used for floral displays; changing with each season or holiday. There will be no heat. Mr. Meyers suggested not allowing the awning to look too new or commercial in appearance; maintain the old style in the canvas character to fit the character of the façade. Mr. Meyers encouraged them to look at a stitched, stripped awning rather than a vinyl, stripped awning. The plans are very well executed and the building will be a real landmark for the community.

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

Chairman Emerick opened the floor for comments and questions from the Commission.

Commissioner Cooper asked Mr. Coffey if the trim is going to be replaced when the gutters are replaced. Mr. Coffey said they are only repairing the trim. The trim is wood and they will paint the trim. Commissioner Cooper said he likes half round gutters. He thinks the plan is very innovative and positive.

Commissioner Jester asked how handicapped people with a walker or a wheelchair would get into the flower shop. Mr. Coffey said there will be a ramp. Mr. Kambo displayed the side of the building showing the ramp. Commissioner Jester asked if people will be able to make the necessary turn, is the area wide enough to make a turn. Mr. Betz said there is ample space for the turn radius which would be needed. Commissioner Jester asked if the business will have a delivery service. Mr. Coffey said Mrs. Sturm will have a flower cart to allow her to go down to the street markets and she will have a van to make deliveries. Mrs. Sturm does floral arrangements for weddings. Commissioner Jester asked where the truck will be kept. Mr. Coffey said there is a drive. Mr. Betz said the van will be parked in front of the garage. Commissioner Jester asked if business is mostly walk-in type of business. Mr. Coffey said yes. Commissioner Jester said the plan is an excellent concept.

Commissioner Boysko said he agrees the concept is great and a great addition to the downtown area. He asked if the Commission is actually granting approval today. Mr. Betz said the Commission is reviewing the request to give final approval for utilizing the building for commercial and residential use. Commissioner asked if the review included the garage. Mr. Betz said no. Meetings are still being held regarding the garage. Commissioner Boysko asked if the Commission is reviewing signage. Mr. Betz said signage can be approved administratively if the sign plans meet the Historic guidelines. Commissioner Boysko asked if the shop will sell just cut flowers or will there be potted plants. Mr. Coffey said mostly cut flowers. There is refrigeration inside the shop. The business won't be like a Scott's landscape business. It's a flower shop.

Commissioner Little commended Mr. Coffey on the design and efforts. Streetscape for this property was discussed at the last meeting and it was deferred to wait and see what happens with the four corners. Mr. Betz said the streetscape will have to be addressed at a later date. There is sufficient right-of-way now but as improvements are made along Liberty Street the streetscape will be addressed. Commissioner Little said the plan is a great idea.

Commissioner Hartranft echoed the previous comments; he likes the project. He likes the way the existing structure is going to be used. The site lends to a unique use of the land and the future garage is going to be a nice pathway. Commissioner Hartranft asked if the door on the front elevation is going to be used. Mr. Coffey said the door on the front is a new door which allows people to get into the shop also. There will be an exit sign above the side door. The side door egresses and is how you would get out of the building if there was a fire. The side door is also how handicapped people would get in and out of the building. There will be two (2) doors. Commissioner Hartranft asked if the existing siding is going to be painted. Mr. Coffey said correct. Commissioner Hartranft asked what the time frame is on completing the shop. Mr. Coffey said remodeling will begin as soon as they have their permit. They hope to start the middle of May. The residential house will be under construction at the same time. Commissioner Hartranft asked if there was a name for the shop. Mr. Coffey said "Something Borrowed, Something Blooms".

in the City adds to the tax base but also helps create an area where people will want to come. This can lead to other businesses in the core benefiting from spill-over. Furthermore, the design and materials proposed are in-line with the high quality materials suggested in the Comprehensive Plan. Simply put, this is the type of development Powell residents are likely to frequent and enjoy.

Ordinance Review

In accordance with the requirements of Codified Ordinance 1143.11(r), all plats, once a Final Development Plan for a planned district has been approved by Council, all subsequent substantial changes to that plan shall only be permitted by resubmission as a new substitute plan and repatriation of the procedures established in these sections. "Substantial change" for the purposes of this section shall mean any modification of an approved planned district development plan, as determined by the Zoning Administrator that results in:

1. Any increase in the number, or change in the type and/or mix of residences, and/or non-residential building area or land use;

Comprehensive Plan Consistency

The proposal of the patio and restaurant is in-line with the City's 2015 Comprehensive Plan. Specifically, in regards to the guiding principle new commercial development should contribute to both the service needs of the community as well as the economic and fiscal well-being of the City. This development will provide residents with another restaurant option and also bring others from outside the community to come and spend their money. Bringing others into the community can lead to multiplicative effects which in turn, will help Powell's fiscal state. Also, as stated in the Comprehensive Plan, high quality materials are favored, which are provided in this proposal.

Staff Recommendation

Staff recommends approval to amend the Final Development Plan to allow the two phase construction of the outdoor patio with the following conditions:

1. All City Engineer comments are adhered to (e.g. storm water drainage accommodation).
2. The second phase of the patio be completed within the first year of operation of the restaurant.

Chris Meyers, Architectural Advisor, said he met with Mr. Foley to discuss this project. They talked about the examples of active outdoor spaces in Powell; some of the success and problems tied to outdoor spaces. This project will bring the downtown feel north of the downtown area. Mr. Meyers said he is a little concerned the TVs are being installed in Phase I and the covering won't be completed until Phase II. He understands the desire to have TVs for business but TV screens are seen better if they are covered. He suggested considering an inset area for the TVs rather than the TVs just being stuck on the wall. Mr. Meyers asked if the full-service bar will have plumbing. Mr. Foley said yes. Mr. Meyers asked if the liquor license allows activity outside. Mr. Foley said yes. Mr. Meyers said he thinks the planned location of the fireplace to the bar is really close to the seating. He suggested putting the fireplace in the southwest corner. He asked about the operations of the fireplace, wood burning or gas. Mr. Foley said the fireplace will be a gas operated fireplace. Mr. Meyers said the venting, the distance, setbacks and property lines needs to be considered. Mr. Meyers asked about the rows of red cylinders in the roof structure shown in the Phase II drawing. Mr. Foley said there will be lighting components installed when the overhead roofing is installed. Mr. Meyers suggested looking for more discreet lighting which integrates with the structure; up lighting the structure underside. Mr. Meyers said the sizing, the connections, bolts, overlaps and materials of the structured timber canopy will be really important. The plans don't give dimensions or how the structure will be fastened or connected. This will deserve good attention to ensure it is well crafted. The Phase II drawing shows extended deck space looking like a dock. Mr. Meyers said the underneath area will become a collector of trash and leaves if additional landscaping isn't put in. The Phase I plans have a great landscape plan. The Phase II portion needs to have the same good landscape plan. Mr. Meyers suggested branding the monument sign more towards the restaurant.

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

Chairman Emerick opened the floor for comments and questions from the Commission.

Commissioner Fusch said he likes the design and it is really appropriate for the site. His only concern is there isn't any mention of the materials which will be used for the cover structures in Phase II or the deck materials. He is willing to move forward on Phase I but he would like the applicant to come back before P&Z for Phase II, providing a more detailed design of shelters and decking.

Commissioner Hartranft agreed the plan is great; a great change to the existing building. He likes to see the revitalization and another outdoor venue being added to Powell. He asked if the colors shown in the plans are final. Mr. Foley said yes. Commissioner Hartranft asked if the timbers will be a grey color. Mr. Foley said yes.

with an approximately 1,500 SF outdoor patio. Building B will be the multi-tenant building with roughly 4,800 SF. Building B could accommodate for traditional retail bays, with the possibility of combining bays for larger spaces. The parking lot will be in the back. They will need to maintain the connectivity to the office building. Pedestrian movement through the site will be maintained via a sidewalk. The residents of The Traditions of Powell will be able to walk out to West Olentangy Street. Moving the buildings forward brings the streetscape back into Traditions Way a little and not just leave the streetscape along Olentangy Street.

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

Project Background

This property was subject to a development plan back in 2008. Being over 5 years old, the plan has expired. Now a new applicant has come forward with a revised development plan from the 2008 plan.

Proposal Overview

The proposal is now for the construction of two buildings in a different orientation as previously approved. Building A is proposed as a 4,000 sq. ft. restaurant and Building B as a 4,800 sq. ft. retail building. There are 41 parking spaces shown for this development, which is a reduction from 45 in the original plan. Access will come from Traditions Way and will be toward the rear of the property. There is a planned dining patio for the restaurant in front. Sidewalk access is along Traditions Way as well as through the middle of the site as originally planned.

The development of this property was always intended on being coordinated between the two owners of the commercially zoned ground within The Traditions overall mixed-use proposal. There are common access drive easements which apparently have been changed over the years, so this needs to be clarified with the submittal of the Preliminary Development Plan. The intent was all parking and driveways be available to be shared. Access being from Traditions Way, turn lane improvements from West Olentangy Street were already put in with the initial development. Also, there is a common access easement on Traditions Way for use by the property owner to the east. This will need to be coordinated as we examine both projects at the same time.

Staff Comments

A commercial development such as this was always planned for this property. Staff is recommending the applicant discuss cross access and parking agreements with all properties in this area, including the owner of Village Pointe. By having access between all properties here, it provides needed linkages and complete parking allowances for everyone to benefit from.

The proposed architecture for the buildings have not yet been proposed, however they should be designed with the same quality and building materials as previously proposed and toward a design aesthetically considerate to the Traditions condominiums.

The long line of parking facing the Traditions condominiums will require heavy landscape shrubs to protect the residential area from headlights.

Ordinance Review

In accordance with the requirements of Codified Ordinance 1143.11(a), the Commission shall review the Sketch Plan with the owner and provide the owner with comments during the meeting, it being understood that no statement by officials of the City shall be binding upon either. This submission is informal and for the purpose of establishing communication and discussing the concept for developing the tract. No formal action will be taken on the Sketch Plan.

Comprehensive Plan Consistency

This proposal is in compliance with our Comprehensive Plan within the Mixed-Use Village Center (p. 30). New commercial development should be located adjacent to the public sidewalk with prominent entrances and outdoor patio spaces. Shared and interconnected parking areas should be provided. High quality building materials and architectural detailing should be provided.

Staff Recommendation

Staff recommends the above comments be taken into consideration and provided within the Preliminary Development Plan submittal.

Chris Meyers, Architectural Advisor, said he is very familiar with the site, he was the architect on the 2007 concept. He asked Mr. Foley if he was going to be the landscape firm for Armita Plaza. Mr. Foley said no. Mr. Meyers said the City needs to ensure there is uniformity and to keep in mind the significance of Traditions Way on either side,

Chairman Emerick said he had nothing new to add. He looks forward to seeing more information in the future with the Preliminary Development Plan.

ADMINISTRATIVE REVIEW

Applicant: Barry A. Nutter, Blue Sky Car Wash
Location: 10688 Sawmill Parkway
Zoning: (PC) Planned Commercial District, Liberty Township
Request: To review a proposal to construct a car wash.

Amy Nutter, 441 Keisel Court, said they have lived in Powell for 21 years, since 1995. They own the Blue Sky Car Wash in Lewis Center and Car Wash Depot at Route 23 and Powell Road. They have owned Blue Sky Car Wash since 2013 and Car Wash Depot since 2006. They have 3 children in the Olentangy schools and 2 of their children work in their businesses. The business is truly a family business. They look forward to becoming a part of Powell proper and adding to the Sawmill Parkway corridor and the growth happening there.

Barry Nutter, 441 Keisel Court, said their project would go in front of Target. They have been in negotiations since last June to purchase this property. They also had to obtain Target's approval to put a car wash in front of Target. Target has never approved a car wash in front of any of their stores, unless the car wash was already existing. Obtaining Target's approval was a great thing. Their car wash is the only one approved by Target to be in front of one of their stores in the United States. This shows Target feels the business model and the look is going to help Target's business. The towers on the car wash had to be lowered to meet the shopping center's OEA rules and to obtain Target's approval. The building will be a steel structure with 2 stucco towers, having stone veneer on the bottom. The building is filled in with glass on the sides. The roof is polycarbonate. The building is very similar to a greenhouse, giving a very open feel. Another unique feature is the car wash operates with a belt conveyor. A belt conveyor allows cars to be moved faster so cars don't back up. Traditional conveyors can only process approximately 75 cars per hour. A conveyor belt car wash can process approximately 140 cars per hour.

Jeff Tibbitts, Civil Engineer, CESO, said he is the engineer on the project. The site covers approximately .922 acres, zoned Commercial District in Liberty Township. The Wes Banco is to the south and Tire Discounters behind the property. We are before the Commission for an Administrative Review of the site plan and elevations. The automated car wash will have 17 vacuums on the exit side of the car wash. There will be a masonry trash enclosure. The car wash is a permitted use in the district under North American Industrial Classification System Code #811. The use is fitting with the surrounding area and is consistent with the Comprehensive Plan. There will be 2 pay points; a teller and the automated pay point for member cards. There are double lanes leading into the car wash which allows cars to be stacked. The site plan shows interior and perimeter landscaping which meets Code. There is mention in the Staff Report of increasing landscaping. We would be open to the idea. The lighting plan has been submitted. There is the potential for a little spillover of light on adjacent properties. We can shield the fixtures to have zero spillover on property lines. All Code requirements have or can be met.

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

Project Background

The proposal is within the development known as The Shoppes at Wedgewood. The zoning of the property is (PC) Planned Commercial District. The plan which was approved within Liberty Township is what was adopted by Powell when it was annexed into the City of Powell. Therefore, all requirements of The Shoppes at Wedgewood development plan and the Liberty Township Zoning Code are required. The Administrative Review process for proposals within this development plan is done so the Commission can determine whether the proposal is allowed within the plan and to ensure zoning requirements are met.

Proposal Overview

The proposal is for an automated car wash facility and associated uses such as vacuum areas. The Liberty Township Zoning Code establishes permitted uses utilizing NAICS codes which set forth types of business uses in categories. The category a car wash falls under is 811 Vehicle Repair and Maintenance; it is 811.92. This means a car wash is a permitted use within this approved development plan and within the (PC) Planned Commercial District.

The photos provided are from the Orange Township location on Route 23. The proposal here is going to be very similar. Although the submitted color drawings show covered vacuum parking areas, these are actually open. They also show a larger canopy which is not going to happen. What is being proposed is very similar to the Orange Township location.

trees, 14 maple trees, a 4 foot mound and a 6 foot fence in. Landscaping with this project shows 6 trees. The Commission needs to take a serious look at the landscape design of this car wash. This is the gateway of Powell.

Chris Sheir, 8262 Wildflower Dr., said he is torn on the car wash. He is the administrator of a Facebook website of the Powell area, with approximately 2,300 members. He posed a question to the Powell area about this car wash. A lot of those people expressed concern about driving up Sawmill and the car wash being the first thing people see. This needs to be kept in mind. He asked the Commission to keep the concerns of the residents who live in Wedgewood in mind. There are already 2 car washes within a mile of this area. The City needs to maintain some green space. The City shouldn't build on every single piece of available land. He is confident the Commission will make the right decision.

Hearing no other comments, Chairman Emerick closed the public comment session.

Chairman Emerick opened the floor for comments and questions from the Commission.

Commissioner Fusch asked Mr. Betz to explain to the residents what the P&Z Commission's legal obligations are regarding this Administrative Review. Mr. Betz said the Commission's legal obligation is to make sure the request meets zoning requirements; is the land use a permitted use, are the zoning regulations met. The development plan isn't new. The Commission doesn't have development plan review authority. The authority the City has is to make sure the request meets the zoning requirements of Liberty Township. In Staff's opinion, the request does meet the requirements. This doesn't mean the owners, being the great Powell residents they are, don't want to do extra with this project. But, it is up to the owners. If the owners want to put in more landscaping to make the site a grand entrance into Powell, it would be up to them. Mr. Betz said it would be wise of them as a marketing tactic. Otherwise, residents might not use it because they are upset a car wash was built. Tire Discounters is there. In regards to the noise issue, yes, car washes create noise. There aren't any regulations on what is too much noise. The City is very concerned with traffic. When traffic backs up, the owner could consider using the shared parking lot. Traffic probably won't back up onto Sawmill Parkway. Mr. Kambo said big, box stores build their parking lots based on their second highest retail day of the year. There is a lot of over flow parking which won't be used often. Mr. Betz said lighting can be dealt with to meet requirements. Lighting in the building can be down lit rather than up lit to meet Code. Commissioner Fusch said the bottom line is, because the property was annexed into the City of Powell, the City has to conform to the zoning Code of Liberty Township. The City doesn't have the authority to control the design, landscaping, location, etc. Mr. Kambo said the City can request. Commissioner Fusch said all the City can do is request the owner put in more landscaping, or the owner solve the potential traffic problems or we can request the owner change the design. But the City has no authority to compel the owner to make the changes. Mr. Betz said that was correct. Commissioner Fusch asked why the Commission is asked to waste their time with the request. Mr. Kambo said the Commission has the authority to make sure the developer adheres to the Code adopted when the property was annexed into the City of Powell. The City provides the recommendations or requests to the developer. Commissioner Fusch said he basically likes the design of the building but he doesn't have the authority to stop it. He would if he could.

Commissioner Hartranft thanked the applicant and residents for coming. He appreciates the feedback given. Commissioner Hartranft asked the applicant to keep the suggestions about landscaping in mind. He asked how often the Route 23 car wash stacks up. Mr. Nutter said maybe 3 or 4 times a year. They post an employee outside and have people use both the member and the teller lanes. This helps the cars move faster and not go out onto the roadway. Commissioner Hartranft asked how the belt system works. Mr. Nutter said there is a moving belt similar to a treadmill belt. There is no track to drive a car wheel into. There is nothing pushing or pulling the tire. The car sits on top of the belt. The car is put in neutral and the car is moved through the wash just like a people mover at the airport. The belt allows cars to be loaded quicker. Commissioner Hartranft asked if Mr. Nutter had any numbers in regards to the noise level. Mr. Nutter said the vacuums are central vacuums with the motors in the tower or dumpster enclosure. The dumpster enclosure is 8 feet high and the motor sits 3 feet high. The motors have mufflers so they really can't be heard. The unique feature of their building is the dryers are about 10 to 12 feet inside the door. The dryers don't sit right next to the door. Commissioner Hartranft said light pollution is a concern. Mr. Nutter said the Route 23 car wash has 11 blue, LED lights which shine up onto the polycarbonate roof to give the blue hue. The blue lights can be directed downward instead of up and they can also cut the number of lights in half. The lights on Route 23 are a bright blue and it sets the building off, it markets the building 24/7. Commissioner Hartranft said they should consider this. Mr. Nutter said they live in Powell, they understand.

Commissioner Little said he has mixed emotions. Unlike the traditional three step development plan the City has, the City inherited the Township's decisions when the property was annexed into Powell. Literally, the City's hands are tied. It is frustrating. The residents get upset at the Commission, when in reality the Commission has been placed in this position. He thinks the building on Route 23 is a great building but he doesn't know if the building

ADJOURNMENT

MOTION: Chairman Emerick moved at 9:34 p.m. to adjourn the meeting. The Commission seconded the motion. By unanimous consent, the meeting was adjourned.

DATE MINUTES APPROVED: April 27, 2016

Donald Emerick 5/11/2016
Donald Emerick Date
Chairman

Leilani Napier 5/11/16
Leilani Napier Date
Planning & Zoning Clerk

