



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

May 11, 2016

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Don Emerick on Wednesday, May 11, 2016 at 7:00 p.m. Commissioners present included Shawn Boysko, Ed Cooper, Richard Fusch, Joe Jester and Bill Little. Commissioner Hartranft was absent. Also present were 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 City changed their internet provider over the weekend which may have caused some glitches with the City's FTP site; specifically accessing current proposals. The FTP site is working fine now. The Code Update Committee has met and is moving along. Chairman Emerick and Commissioner Little are on the Committee. The Keep Powell Moving initiative is looking at the traffic related issues in the downtown core and coming up with engineering and design solutions.

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

PRELIMINARY DEVELOPMENT PLAN REVIEW

Applicant: Transform Construction LLC, Joshua Weir
Location: 176 W. Olentangy Street
Zoning: (DB) Downtown Business District
Request: To review a Preliminary Development Plan proposal to construct two mixed-use commercial buildings.

Todd Foley, Pod Design, 100 Northwoods Blvd., said he was present on behalf of Transform Construction. Tom Coffey, Architect; Jason Stevens, Civil Engineer and Sean Been, Transform Construction are also present. A Sketch Plan for this project was presented at a previous P&Z meeting. There haven't been many changes in regards to building placement or building intent. A 4,000 square foot restaurant with an approximately 1,500 square foot outdoor patio and a 4,800 square foot general retail building are being proposed. The retail building could incorporate 1 to 4 tenants. Specific users aren't known at this time. There will be 2 front doors for the general retail building; one off of Traditions Way and one on the west side of the building from the parking lot. The primary entry to the restaurant will be on the north side of the building. There are 40 parking spaces proposed. The design of the buildings will comply with and reflect the images of the downtown core and the Village feel. There is a walkway or interior courtyard space in between the 2 buildings, providing a place for people to gather or wait to get into the restaurant. In the Sketch Plan meeting, Mr. Foley said they were tasked with the interconnectivity of their project and the Armita project to the east and the existing Village Pointe Center to the west. Specific agreements haven't been established as yet but communications between all representatives are taking place. The Armita group is the easy group to work with. The drive aisle locations and curb cuts onto Traditions Way have been coordinated so they line up. They are still working on locating a pedestrian crosswalk to be in conjunction with Armita's sidewalk network so there is a designated spot, back into the site, where pedestrians can safely move back and forth. The details should be locked in very soon. The connection to the west is a little trickier. They have had initial conversations with the land owner and they are trying to set up follow-up meetings so designs to make the connection can be discussed. The parking lot grade to the west is a little higher so the process will be more

involved. There will be road slope issues to deal with and parking spaces will be impacted. The applicant is committed to finding a solution and bringing the solution forward. Agreements and legal documents to work out shared parking and access easements need to be worked out. The applicant is comfortable a solution will be worked out. Mr. Foley said the other item mentioned at the Sketch Plan meeting was the sewer connection. The City Engineer completed a review of the current sewer line and how the new proposal interfaces with the sewer line. Currently, there is a linear connection straight across the property. They received a formal approval from the City Engineer today on the sanitary alignment proposed. The detail will be presented in the Final Development Plan. They will review this approval with the City Engineer.

Tom Coffey, Architect, 365 Shale Ridge Court, said building A is the proposed restaurant located in the front of the property. The buildings will have a board and batten, Hardi-plank and an 18" stone water table which goes around the building. The same stone will be used on the fireplace on building A. The fireplace faces Olentangy Street and will be inside and outside. A logo will be placed on the fireplace and will be the building's iconic symbol. Building B will mimic building A.

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

Project Background

The applicant and consultants did a good job providing background on this project. Mr. Kambo said he would like to provide a little history.

- The site was always to be developed all together.
- The site was always intended to be developed as commercial.
- The proposed use is completely in-line with the original intent.

Staff Comments

This proposal and the related Staff Report are almost exactly the same as the Armita Plaza proposal. Both developments, Armita Plaza and Traditions Commercial, are in the same area, will be the same type of use and are almost 1 to 1 comparable. The City of Powell has 2 big, broad areas; the downtown historic core and the big box store area, with a transition area in between. The Armita Plaza and the Traditions Commercial developments are both doing a great job of being a blend in between the 2 areas. This proposal does a good job of blending in with the existing buildings to the west. Everyone involved is doing a wonderful job of communicating amongst each other to make sure there will be good synergy in terms of uses and transportation.

This proposal is an allowable use. The proposal meets all of the intents, uses and dimensions the Zoning Code asks for, except for parking. When Staff completed their parking analysis, Staff determined the minimum parking spaces allowed is 46. The applicant is proposing 40. Mr. Kambo said he would like to point out there is a lot of parking to the west and there will be a lot of parking to the east, once developed. The City gives a 50% reduction of parking in the downtown core because the City doesn't want people driving, they want people walking. As a result, Staff doesn't think the proposed 40 parking spaces is a problem. This proposal is going to provide residents with more services and create a great destination for residents and visitors. The four corners area gives the City of Powell its sense of place and character. This project, and the Armita Plaza project, will be pulling the sense and character of the four corners area westward over the tracks. The City is fortunate to have this project and the Armita Plaza project moving forward at the same time.

The Armita Plaza project requires the applicant to complete some road improvements. The Traditions Commercial development had its road improvements done when the rest of the site was developed; the road improvements have already taken place. Staff wants all of the sites to share parking. Traffic circulation couldn't be any better since the proposed buildings were moved to the front of the site. The applicant is doing a great job of creating outdoor spaces. The applicant would like to start this project in September 2016, with completion by March 2017. The Staff Report mentions the sanitary line and the applicant has indicated the City Engineer has approved all plans. Staff would like copies of the letters from the City Engineer's office.

Staff Recommendation

Staff recommends Preliminary Development Plan approval with the following conditions:

1. Allow divergence from 46 to 40 parking spaces.
2. Provide more details about the dimensions of the buildings on the elevations, especially the height.
3. Provided additional details about size, colors, lighting fixtures and signs for the Final Development Plan.
4. Work with the neighbors to the east and west to share parking and create shared access drives.
5. Work with the City Engineer to solidify a solution for the sanitary line through the site. Letters from the City Engineer should be provided with the Final Development Plan.

Chris Meyers, Architectural Advisor, said he had some questions first. The property owner to the west has a history of being very sensitive about parking and people parking in the lot when they don't go to a business served by the lot. Has there been conversations regarding parking control or parking connectivity? Mr. Foley asked Mr. Meyers if he was asking about their office. Mr. Kambo asked if he could answer the question. Mr. Kambo said the property to the west is now owned by Dean Adamantidies and Staff met with Mr. Adamantidies. Mr. Adamantidies is very open to having a connection between the 2 properties. Everyone involved has started having conversations with each other. Mr. Meyers said the point he wants to make is, if there is an opportunity to create an east/west connector, to control the in & out activity coming onto West Olentangy Street, the connection should be made. The same message applies to the property to the east. We need to make sure all 3 of these similar businesses are being established in such a way that they aren't isolated into 3 separate islands because there is a 4 foot strip of grass in between. The applicants need to think beyond their particular site. The north edge of the property could have denser landscaping rather than just the 3 trees shown in the peninsula spaces in the parking lot. More landscaping would also be a nice gesture for the condo owners. Mr. Meyers said he is concerned about the placement of the north building in regards to its footprint and its size. Currently, there appears to be a sliver of a landscape bed between the drive and the north wall of building B. Mr. Foley said it is 5 feet. Mr. Meyers said there is also a 10 foot space between the 2 buildings. Having a passage between the buildings is fine but there are some roof profiles which over hang in this 10 foot space. Inspectors get sensitive about ratings on over hangs into spaces. Mr. Meyers asked the applicant to consider the walking path someone might have from the west trying to get to the east side of the buildings. There isn't much of a path for people to take or a clear route. The 5 feet might be considered as a sidewalk and not plantings. Maybe a couple feet could be stolen out of the building. The space seems awfully congested up against the road. The exact same things are being said to the Armita applicant. Dialog needs to be created between the applicants so there is compatible quality. There is a little bit of grading on the south end of the site. What elevation is planned for the outside terrace relative to the sidewalk? Mr. Foley said the highest separation is 3 feet. They haven't completed a detailed grading analysis yet. They are anticipating some type of retaining element on the patio, probably integrated into the pavement itself. Mr. Meyers asked if the patio will have a fence around it due to the serving of drinks. Mr. Foley said yes. Mr. Meyers said some type of pedestrian-walkable access needs to be created from the terrace to the north sidewalk on Olentangy Street. Currently, there is a sidewalk with landscaping, with a guardrail and people will have to walk all the way around. If there is any way to make the area walkable, it should be. Pockets of landscape variations should be considered. All of the same landscape component doesn't have to be used. You might miss an opportunity to create some better variations. Mr. Meyers said he would like to know the building heights. Mr. Coffey said he should have mentioned this; the heights will be less than 30 feet. Mr. Meyers asked about the spring line for the roof. Mr. Coffey said it is all 1 story with an attic area. Mr. Meyers said it would be nice to consider filling some of the store front with the same stone above the 18" stone baseline. It would create some relief in the length of the façade. The clear windows up above should look into space rather than into trusses and light fixtures. Mr. Meyers encouraged the applicant to think about more up-lighting in the landscaping, low level pedestrian walk lights or accent lighting onto the facades of the buildings. To incorporate a lighting concept which accentuates the landscape design and the architectural features of the buildings will create a nice streetscape.

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 project and he appreciates Mr. Meyers' comments. He asked if detailed landscape, lighting and sign plans along with revised architectural drawings will be provided in the Final Development Plan. Mr. Foley said yes. Commissioner Fusch asked how parking is going to be put in to the west of Traditions Drive when the drawing looks like there isn't enough room. Mr. Foley said the drawings are deceiving. The trees shown are over the property line. They weren't planted adjacent to the pond where they should have been planted. The trees will have to be re-located closer to the pond. Moving or removing the trees would allow the parking along the north and allow the drive to be functional. Commissioner Fusch asked if an easement will be required. Mr. Kambo said the easement already exists. Commissioner Fusch said he is asking because tenants might argue over who has access to what. Mr. Kambo said the cross easements already exist.

Commissioner Little thanked the applicant for proposing a really good development for the City of Powell. He views this project as the front door to Powell coming from the west, a transition into the downtown area. He appreciates the attention to detail. Commissioner Little asked if the sidewalks in this area are adequate. The sidewalks are 3 feet wide. Commissioner Little said he sees joggers in the morning and they have to jockey past each other to get by. The City should look at the sidewalks and see if they are wide enough. Mr. Kambo said he will mention it to the "Keep Powell Moving" Committee. Commissioner Little said if all 4 properties were to work together and complement each other, as opposed to competing with each other, the 4 properties could be turned into a destination. A destination which has a lot of foot traffic or a place where a person could park once

and get to everything on foot. Making the properties a place people go and spend a lot of time will increase the revenue for everyone involved. Shared parking agreements and connections have been urged. Opening up the connections so the traffic light at Murphy Parkway could be used will help alleviate Olentangy Street traffic. The Commission should promote the completion of Case Street to the north to allow for better traffic flow. Being able to get to this destination without going onto Olentangy Street would be ideal. Commissioner Little asked if the condo association for the Traditions condos has provided any input. Mr. Kambo said postcards have been sent and they are aware. Commissioner Little said he wanted to make sure they weren't surprised with the development. The Commission needs to keep a good eye on the landscaping plan near the condos. Commissioner Little asked if both developments' Final Development Plans could be heard at the same meeting. Mr. Kambo said he didn't see a problem with doing this. Mr. Coffey said they are hoping to come before P&Z with their Final Development Plan on July 13th.

Commissioner Boysko agreed with all of the comments mentioned. The property to the west looks like it has setbacks less than 20 feet. Mr. Foley said when this project was originally proposed, an additional right-of-way had to be provided. You see this reflected in the Armita plan. Their plans show an additional 10 feet of right-of-way, which pushes their setback back. Mr. Kambo said the idea of pushing Armita forward was being considered. Commissioner Boysko asked if the 20 foot setback continues to the edge of Traditions property; it doesn't step forward towards the right-of-way. Mr. Foley said there is 20 feet all of the way across. Commissioner Boysko asked if trucks will be making deliveries and if they will have access room. Was a truck turn study done? Mr. Foley said not in detail yet but one will be done and provided in the Final Development Plan. Commissioner Boysko said the dumpster location looks tight in regards to access. The site looks very tight for truck access and if there is going to be connection to the west, the site looks tight for navigating through the parking lot. Mr. Kambo said discussions so far have been that there will be no truck traffic between the 2 sites, only cars. Mr. Foley said it is a challenge they will deal with. They will be looking at a variety of options. Commissioner Boysko asked if something will be done to identify the road which leads to the condo development as a residential development so cut-thru traffic doesn't happen. Mr. Foley said they can plant on the island to visually create a feel the traffic shouldn't continue on into the condo development. Commissioner Boysko said something more than just a sign needs to be done, a better indicator that a residential development is back there which shouldn't be a cut-thru. Commissioner Boysko said there is an opportunity to use a variation of colors on the architecture. He agreed with Mr. Meyers' comments about taking the stone up higher on the front of the building.

Commissioner Jester said the development is great. Mr. Meyers' recommendations on lighting could make the property exciting. Commissioner Jester asked if there is water build up during heavy rains. He drove to the property today and it looks like rain water builds up. Mr. Foley said he would have to review the engineering drawings. There might be a catch basin in the area under the trees. Commissioner Jester said he would like to hear more about this area. Mr. Foley said the area could be an overflow area for the storm system. Commissioner Jester asked if there will be sign plans at the next presentation. Mr. Foley said they haven't nailed down the design but they have the opportunity to put in a tasteful monument sign. They know they need to put together an intense sign plan for the next meeting.

Commissioner Cooper said all of his questions have been answered. He looks forward to the Final Development Plan.

Commissioner Boysko said he wanted to emphasize the outdoor patio could be a great place to see and be seen. He is a little concerned about the lack of connection to the street or sidewalk. He understands the grade difference at the corner and maybe this is a place to integrate the monument sign or stairs up to the patio. This is the corner everyone will see as they travel up Olentangy Street.

Chairman Emerick thanked the applicant for the hard work they have put into their plan.

MOTION: Commissioner Little moved to approve the Preliminary Development Plan for the property located at 176 W. Olentangy Street as represented by Transform Construction LLC, Joshua Weir, to construct two mixed-use commercial buildings, subject to the following conditions:

1. That the divergence from 46 to 40 parking spaces shall be allowed with a shared parking agreement established and understood; and
2. That the applicant shall provide more details about the dimensions of the buildings on the elevations and items which are typically reviewed in a Final Development Plan; and
3. That the applicant shall provide additional details about size, colors, lighting fixtures and signs in the Final Development Plan; and
4. That the applicant shall work with the neighbors to the east and west to share parking and create shared access drives; and

5. That the applicant shall work with the City Engineer to solidify all storm water solutions and a solution for the sanitary line, which currently goes through the site, a solution shall be provided prior to final approval is granted; and
6. That the applicant shall work with the neighbors to the east to develop complimentary landscaping and lighting plans. Landscaping to the north shall be appropriate for residential transition; and
7. That the applicant shall provide a detailed signage plan at the Final Development Plan.

Commissioner Fusch seconded the motion.

VOTE: Y 6 N 0

AMENDMENT TO A FINAL DEVELOPMENT PLAN

Applicant: Brian Reynolds for Germain Collision Center
 Location: 354 W. Olentangy Street
 Zoning: (DB) Downtown Business District
 Request: To amend an approved Final Development Plan in order to allow additions to an existing building.

John Oney, Architectural Alliance, 165 N. 5th St., Columbus, said he is here in place of Brian Reynolds. This request is the 4th phase of their project. They started with Auto Assets. The 2nd phase was the demolition of the buildings to the west and the 3rd phase was renovation of the building where customers will be directed. Landscaping needs to be completed but the rest of phase 3 is complete. Phase 4 is the building in the rear to the east, which is the existing body shop. There will be 2 small additions to the body shop; an 1,800 square foot addition and a 2,400 square foot addition; completed in 2 phases. The building will be the detail area, the parts area and metal shop. The additions will match the existing buildings. There is a masonry water table which is a scored block. They will paint this area dark grey. There is a metal panel above the block which will be painted the white color seen elsewhere.

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

Project Background

This request is the next phase for the redevelopment of the Germain site. The conversion of a portion of what was the Auto Assets building to a Customer Service/Detail Center is just about finished. The applicant is now ready to move forward with small additions to the building which is the body shop area, making the building more operationally efficient.

Proposal Overview

Germain Real Estate is seeking approval to improve the existing Collision Center building. Two small additions will be added to the building, both matching the existing construction type and materials. This includes a split-face and scored face masonry base with metal siding above. The new additions and existing building will be painted on the exterior to coordinate with the soon to be completed adjacent Detail Center building. The split-face masonry will be painted a light grey color while the scored face and metal siding will be painted white to match the Detail Center siding.

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;
2. Decrease in the approved minimum lot size, number of parking spaces to be provided, and/or trash storage areas;
3. Change in the approved location of land uses, land use subareas or sub-elements, streets, public or private parklands and other public facilities, and/or natural environmental preserves or scenic easements by more than thirty (30) feet;
4. Reduction in area of public and/or private parklands or other public facilities and/or natural environmental preserves or scenic easements;

5. Alteration of the basic geometry and/or operational characteristics of any element of the approved street pattern, parking facilities, service access, trash storage facilities, and/or system of pedestrian and/or equestrian paths that results in a change in operating characteristics or character;
6. Any circumstance below the minimum requirements established in this Zoning Ordinance or as required in the approval of a conditionally permitted use in a planned district.

Comprehensive Plan Consistency

The small additions being planned here provide for better service to our community by this business. This proposal is clearly consistent with the Comprehensive Plan.

Staff Comments

The two new additions are toward the front or south side of the building and the filling in of the northwest side of the existing building. The build-out is to occur in two phases with the south part first and then when completed, the north part. This will allow the continued operation of the body shop in an orderly manner. Once the additions are complete, the whole operation of the body shop will become more efficient.

Although lot coverage by building will increase, the site still meets Code. The applicant has been actively working with our Engineering Department on improvements to storm water control at this location.

Staff Recommendation

Staff recommends approval of the Amendment to the approved Final Development Plan for Germain Collision Center with the following conditions:

1. That the suggestions provided by the Architectural Advisor be followed.
2. That the applicant continue to work with the City Engineer with regard to any storm water improvements.

Chris Meyers, Architectural Advisor, said the request is a continuation of what is already on the site. There isn't much to comment on in regards to the architecture. The floor plan looks like the addition being added in the southeast corner is a staff break room. Mr. Oney said this is correct. Mr. Meyers asked if any thought was given to someone standing outside to smoke a cigarette. There is no real terrace or patio space to allow an employee to stand outside. Village Pointe Drive is very active. Thought should be given to moving out the landscaping so a spot to step outside is provided. Mr. Oney said this was a good comment. They don't have a door out of the room right now and he wouldn't encourage putting in a door. Mr. Meyers said he was referring to the door which is further north; the egress door. Mr. Oney said he doesn't want to speak for the owner, Rick Germain, but he might object to anyone smoking out there.

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 agreed with Mr. Meyers' comments regarding the potential outdoor break area. He had no questions.

Commissioner Jester had no questions or comments.

Commissioner Boysko asked if the existing building has been around for a while. Mr. Oney said yes. Commissioner Boysko said if you put additions on a 10 or 15 year old building, there are going to be visible differences. He recommended painting the existing building so the old and new areas match. Mr. Oney said they could consider this. Their intention is to make everything look the same. Mr. Oney said this is a fair comment. Mr. Meyers suggested a good power wash.

Commissioner Little and Fusch had no questions or comments.

Chairman Emerick had nothing further to add.

MOTION: Commissioner Little moved to approve an Amendment to a Final Development Plan for the property located at 354 W. Olentangy Street as represented by Brian Reynolds for Germain Collision Center, to allow additions to an existing building, subject to the following conditions:

1. That the comments and suggestions from the City Architectural Advisor and the members of the Planning & Zoning Commission shall be taken into consideration and applied as appropriate; and
2. That the applicant shall continue to work with the City Engineer in regards to storm water improvements; and
3. That the applicant shall work with City Staff to ensure appropriate color matching in the areas being added.

Commissioner Fusch seconded the motion.
VOTE: Y 6 N 0

CERTIFICATE OF APPROPRIATENESS

Applicant: Architectural Alliance for Gerber Collision
Location: 390 West Olentangy Street
Zoning: (PI) Planned Industrial District
Request: To review the exterior changes, including painting, new awnings and windows, to an existing building.

John Oney, Architectural Alliance, 165 N. 5th St., Columbus, said he has Matt Fulton with Gerber Collision present to answer questions. Gerber Collision is a very large and successful collision and glass business. They have been in Powell and would like to upgrade their image. Gerber leases the buildings; they don't own the buildings. Gerber feels the upgrade is a good community investment and it makes sense to improve the buildings even though they don't own the buildings. There are 2 buildings and the strategy is to move customer touch points to the front building. The front building is across the street from the Germain facility. The customers are currently going to the back building. The front building has approximately 1,000 square feet which will be upgraded substantially; investing \$150,000 in upgrades. ADA restrooms, windows and awnings will be added. The colors are a light grey color tone, accented with a blue in the awnings. Signage will be above the entryway.

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

Project Background

Gerber Collision is looking to make some much needed enhancements at their site, which includes the painting of the building and the following changes to each elevation:

- South elevation – Larger office windows, changing the door, new awnings above the windows and door, and a new wall sign.
- East Elevation – Additional office windows, new awnings above the windows and a change to the type of overhead door.
- North Elevation – A new overhead garage door is proposed.
- West Elevation – Two new exhaust vents are proposed.

Proposal Overview

The submittal includes a painting scheme to include a grey exterior siding, a light grey trim including the small man doors and dark blue awnings, horizontal accent band and garage doors.

Ordinance Review

In accordance with the requirements of Codified Ordinance 1143.30, the Planning and Zoning Commission is the Architectural Review Board for reviewing extensive changes to buildings outside of the Historic District which do not create added square footage or provides a greater intensity of use. We also recommend the Commission utilize the Pedestrian Scale Design Guidelines as a reference for this proposal.

The Code mentions:

The Board shall endeavor to assure that the exterior appearance and environment of such buildings, structures and spaces will:

- (1) Enhance the attractiveness and desirability of the district in keeping with its purpose and intent.
- (2) Encourage the orderly and harmonious development of the district in keeping with the character of the district.
- (3) Improve residential amenities in any adjoining residential neighborhood.
- (4) Enhance and protect the public and private investment and the value of all lands and improvements within the district and adjoining districts.

Comprehensive Plan Consistency

The proposal to upgrade the exterior of an industrial zoned premises is consistent with the Comprehensive Plan.

Staff Comments

This proposal will very much upgrade the existing building and provide a bold new look to this business. It is unclear as to where the blue band is to be painted and its size. Also, there is a brick water table on the south elevation and it is unclear as to whether this gets painted.

The applicant also has another building on the site, the northwest building. Although no changes to this building are proposed, we wonder if the building should be painted in a similar fashion so as to provide the business a continuity of color.

Staff also recommends the Commission receive input from the Architectural Advisor on this proposal.

Staff Recommendation

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

1. That the applicant paint the brick water table.
2. That the applicant consider a similar painting scheme to their other building, potentially in the future.
3. That the comments from the Architectural Advisor be implemented.

Mr. Oney said in regards to painting their other building, the site has 4 buildings. Gerber Collision owns 2 of the buildings. Discussions could take place regarding painting the other building. This proposal is for the front building and this proposal has maxed their budget. At this point, he would like to keep the money on the front building where customers are going to be. Gerber doesn't own the buildings so there comes a point when Gerber has to think about the money they are putting into the buildings. Painting the other building could be left open for discussions.

Matt Fulton, Gerber Collision, 2280 West Henderson Rd., said he is the contract consultant for Gerber Collision. He represents Gerber on their branding and imaging efforts across the country and provides project management consultation services. The original budget handed to him to manage are half of what is actually being spent. His client is at the delta point where expenses are getting pretty high. His client had not intended to change the second building but he will take the comment back. The front building is less than 1,000 square feet and his client is putting a significant amount of money into a building they don't own.

Chris Meyers, Architectural Advisor, said the request was a tenant improvement and being smart with the money is important. He asked if there was a plan to change the roof shingles. Mr. Oney said no. Mr. Meyers asked if there was any consideration given to the color selection relative to the color of the shingles which will stay. He is concerned with the grey and blue not working so well with the rusty, red roof. The roof looks like it is in fine shape so it probably doesn't need to be replaced however; long term roof replacement plans should consider colors which match the grey and blue. Mr. Oney agreed. Mr. Meyers said the grey and blue are probably branded colors for Gerber Collision. Mr. Oney said they are. Mr. Meyers said he understands painting the masonry water table the same color. He encouraged thinking about a few hundred dollars' worth of landscaping. The size and scale of the front door makes the awning in the drawing look real low. The bottom of the awning looks like it is below 6 feet. The awning needs to be raised up. Mr. Oney agreed. Mr. Meyers asked if the signage is an applied graphic or will it be back lit. Mr. Fulton said the signage will be back lit. Mr. Meyers said it is a challenge when adding an awning onto this type of building because the wall panel is a corrugated surface and when the awning is installed there will be gaps. The gaps tend to have bird nests built in them and hold water. Mr. Oney agreed. Mr. Meyers said a backboard detail where the awning is going to go should be considered. Mr. Oney said they know they need to flash this area.

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.

All Commissioners were in agreement and had no questions or comments.

MOTION: Commissioner Little moved to approve a Certificate of Appropriateness for the property located at 390 West Olentangy Street as represented by Architectural Alliance for Gerber Collision, to make exterior changes including painting, new awnings and windows, to an existing building, subject to the following conditions:

1. That the applicant shall consider a similar painting scheme for the other building when deemed appropriate; and
2. That the comments and suggestions from the City Architectural Advisor shall be considered and implemented as appropriate.

Commissioner Fusch seconded the motion.

VOTE: Y 6 N 0

OTHER COMMISSION BUSINESS

None

ADJOURNMENT

MOTION: Chairman Emerick moved at 8:40 p.m. to adjourn the meeting. The Commission seconded the motion. By unanimous consent, the meeting was adjourned.

DATE MINUTES APPROVED: June 16, 2016

Donald Emerick 7/13/2016
Donald Emerick Date
Chairman

Leilani Napier 7/13/16
Leilani Napier Date
Planning & Zoning Clerk



