



City of Powell, Ohio
City Council

MEETING MINUTES
July 5, 2016

OPEN SESSION

CALL TO ORDER/ROLL CALL

A regular meeting of Powell City Council was called to order by Mayor Brian Lorenz on Tuesday, July 5, 2016 at 7:30 p.m. City Council members present included Jon Bennehoof, Frank Bertone, Tom Counts, Jim Hrivnak, Brian Lorenz, Brendan Newcomb and Daniel Swartwout. Also present were Steve Lutz, City Manager; Eugene L. Hollins, Law Director; David Betz, Development Director; Megan Canavan, Communications Director; Karen J. Mitchell, City Clerk, and interested parties.

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION

Mayor Lorenz opened the citizen participation session for items not on the agenda. Hearing none, he closed the public comment session.

APPROVAL OF MINUTES – June 21, 2016

Councilman Bennehoof asked to have some grammatical corrections made.

MOTION: Councilman Bennehoof moved to adopt the minutes of June 21, 2016 as amended. Councilman Bertone seconded the motion. By unanimous consent of the remaining members of Council, the minutes were approved as amended.

SECOND READING: ORDINANCE 2016-25: AN ORDINANCE APPROVING THE FINAL DEVELOPMENT PLAN FOR A PROPOSAL TO CONSTRUCT A COMMERCIAL BUILDING CONTAINING APPROXIMATELY 21,467 SQUARE FEET ON A 2.3 ACRE SITE.

Steve Lutz, City Manager: Tonight is the second reading of this proposed development. Development Director Dave Betz will once again review this development which is located on West Olentangy Street and Lincoln.

Dave Betz, Development Director: The proposal sits at the corner of Lincoln St. and West Olentangy Street. To the west it is bounded by Traditions Way, which is a private street, accessing the condominiums to the north and west of this property as well as commercial properties to the north and northeast. In a future meeting, you will see a proposed revision to the commercial development that was previously approved several years ago here [indicating] to the west of Traditions Way. Tonight's ordinance is just reflecting the development plan for this parcel here [indicating]. The aerial shows the position [of this development] within the City. It's a transition area as you go from the more suburban developments near Sawmill Parkway and head east into town going toward the downtown core.

Darrell Pappa, Thomas Beery Architects, 1890 Northwest Blvd., Columbus, OH: This development follows the recommendations of both the Downtown Revitalization Plan of 2004 as well as the Comprehensive Plan of 2015. The development plan is currently located on a vacant lot in the City's grid just west of the railroad tracks in downtown Powell. What we are intending to do is to make this development a link to the downtown area. It's intended to be seen as an extension of the downtown area and reflect its unique character and building style in architecture.

The development itself has two important objectives: to promote pedestrian activity and to enrich the streetscape as well. The scheme tries to encourage and promote pedestrian activity through the use of

its pathways along West Olentangy Street and its breezeway connections which open up to a central courtyard. The courtyard would be a promotional area for seasonal retail events and exhibits. The streetscape is intended to highlight its character through its materials and detail as well as its landscaping and promote some outdoor seating along Lincoln Street and West Olentangy St. The building itself would act as a backdrop.

Councilman Bennehoof: In our last packet, Exhibit A-1.1, Proposed Plan, do I assume that there is a potential of 21 suites in the complex? (Mr. Beery: Yes) And potentially could some of those suites end up being combined at the request of a tenant that may want to have a large restaurant for example?

Thomas Beery of Thomas Beery Architects: Hopefully that would be the case. Having 21 shops there would be visually busy. Our intent is that people would take more than one of the suites [to combine into a larger establishment].

Councilman Bennehoof: Other than the owner, do you have any potential [tenants]? (Mr. Beery: Not to my knowledge). At our last meeting, I expressed a concern on the drawing about the color. I'm much assuaged by the real product. I think the roof is very attractive as well. Rest easy.

Mayor Lorenz opened this item to public comment. Hearing none, he closed the public comment session.

Mayor Lorenz: Gene, in committee we talked about [Ordinance 2016-25] Section 1, Sub-section 3 having a modification to it. Does Council need to do something with that?

Gene Hollins, Law Director: The original was in your packet and the one with the modification was put on your desk today. So we would need a motion to amend to add this new language.

MOTION: Councilman Bennehoof moved to amend Ordinance 2016-25 to read "other area street improvements by" and to remove "the Powell Crossing development and" from Section 1.3 of the ordinance. Councilman Hrivnak seconded the motion.

VOTE: Y 7 N 0

MOTION: Councilman Counts moved to adopt Ordinance 2016-25. Councilman Bennehoof seconded the motion.

VOTE: Y 7 N 0

FIRST READING: ORDINANCE 2016-27: AN ORDINANCE MODIFYING APPROPRIATIONS FOR THE CALENDAR YEAR 2016.

Mr. Lutz: This appropriation ordinance would provide our Parks & Rec Department an additional \$15,000 for programming. Our Parks & Rec Department is self-sufficient so we only spend what we take in. Our summer and fall enrollment has been very strong so this \$15,000 is from fees that we collected for enrollment.

Mayor Lorenz opened this item to public comment. Hearing none, he closed the public comment session.

MOTION: Councilman Counts moved to suspend the rules in regard to Ordinance 2016-27. Councilman Bertone seconded the motion.

VOTE: Y 7 N 0

MOTION: Councilman Bennehoof moved to adopt Ordinance 2016-27. Councilman Bertone seconded the motion.

VOTE: Y 7 N 0

COMMITTEE REPORTS

Development Committee: Next Meeting: July 5th, 6:30 p.m. We met this evening. We did focus in on the Armita development plan which was just approved this evening. We talked about the Keep Powell Moving initiative and the recent open house. I want to express the committee's appreciation to Staff – particularly to Dave, Megan and their groups, who did a fine job.

Finance Committee: Next Meeting: July 12th, 7:00 p.m.

Operations Committee: *Next Meeting:* July 19th, 6:30 p.m.

ONE Community: *Next Meeting:* July 19th, 6:30 p.m. We have had no meeting since our last update. However, we are having an email discourse about logos and things that I mentioned last time in our report.

Planning & Zoning Commission: *Next Meeting:* July 13th, 7:00 p.m. The current proposals page will show you what is on the agenda for that meeting.

Powell CIC: *Next Meeting:* TBD.

Zoning & Building Code Update Diagnostic Committee: *Next Meeting:* July 26th, 6:00 p.m. We met at the end of June and had some discussions on our calendar/plan. We have narrowed down the ideas of the items we are taking a look at in closer detail. We did talk about an education plan.

CITY MANAGER'S REPORT

Mr. Lutz: There are just two brief items. At our next city council meeting, Marty Saperstein will be attending to present the findings from this year's community attitude survey.

Also I'd just like to thank everybody for a very successful Powell Festival this year. We had tremendous weather. I'd like to recognize the committee members who put it together, Jeff Snyder, Silas Bowers, Gina Kolp, Dave Betz, Megan Canavan, Steve Hrytzik, Debra Miller and all of the community volunteers. We would like show you a video that captured this year's festival. [VIDEO PLAYED].

Mayor Lorenz: Thanks for sharing the video, which also appears on the website. You guys just did a fantastic job. I saw a few of you there and I had a lot of fun helping out too. You guys are to be commended for all your hard work and effort that you put into it.

Councilman Bennehoof: I commented on social media, but I too, want to express in this forum my appreciation for an excellent job done that was done on rather short notice. I think when people think Powell Fest they never really thought it was not put on by the City. Now that it is, I think it's important that people respect the fact that it was turned around pretty quickly and an excellent job was done by everyone. I appreciate the volunteers, the vendors, Staff. It was just a top-notch presentation.

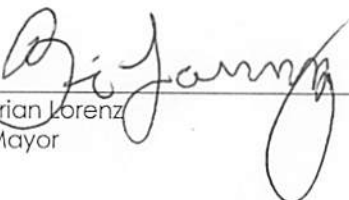
OTHER COUNCIL MATTERS

There were none.

ADJOURNMENT

Councilman Bennehoof moved to adjourn the meeting. Councilman Hrivnak seconded the motion. By unanimous consent of the remaining members, the meeting was adjourned at 7:51 p.m.

MINUTES APPROVED: July 19, 2016



Brian Lorenz
Mayor

8/2/16
Date



Karen J. Mitchell
City Clerk

8/3/2016
Date



City Council

Brian Lorenz, Mayor

Jon Bennehoof

Frank Bertone

Tom Counts

Jim Hrivnak

Brendan Newcomb

Daniel Swartwout