



**DEVELOPMENT DEPARTMENT REPORT  
JANUARY 2016**

**CODE ENFORCEMENT REPORT**

*Report attached.*

**HISTORIC DOWNTOWN ADVISORY COMMISSION**

*No meeting held.*

**PLANNING AND ZONING COMMISSION**

***January 13, 2016 - Minutes attached***

**AMENDMENT TO APPROVED DEVELOPMENT PLAN**

Applicant: Vince Romanelli, Romanelli and Hughes  
Location: Verona Sub-division  
Existing Zoning: (PR) Planned Residential District, Liberty Township  
Request: To approve an Amendment to an approved Development Plan, changing the required 30 foot rear yard setback to a 30 foot rear yard setback for primary structures, a 5 foot setback for accessory structures and a 12 foot setback for swimming pools.

- *Reviewed and approved.*

**PLAT REVIEW**

Applicant: Sawmill Seldom Seen LLC  
Location: Southwest quadrant of Sawmill Parkway and Seldom Seen Road  
Existing Zoning: (PC) Planned Commercial District  
Request: To review and approve a sub-division plat for Powell Grand.

- *Reviewed and approved with conditions.*

**PLANNING AND ZONING COMMISSION**

***January 27, 2016 - Minutes attached***

**MID-OHIO REGIONAL PLANNING COMMISSION (MORPC) insight2050 PRESENTATION AND COMPLETE STREETS GAME**

**BOARD OF ZONING APPEALS**

*No meeting held.*

## January 2016 City Council Zoning Report

### Zoning Violations

Address	Name/Business	Date of Letter	Date to Be In Compl	Primary Violation	Action Corrected	Date Checked	Notes
35 Grace Dr	Barton Vollmer	1/26/2016 -		1145.33 (a);			
167 Timber oak dr	michelle robinson	1/28/2016 -		1135.02; 1135.12	in progress		green landscape area paved over - in negotiation
5 south liberty	Kraft House #5	2/4/2016 -		-			warning: sandbox over catch basin
				1145.33	-	-	Email written warning to Michael Papas for trash / laundry pick up area



## 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

JANUARY 13, 2016

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Emerick on Wednesday, January 13, 2016 at 7:00 p.m. Commissioners present included Ed Cooper, Trent Hartranft, Joe Jester and Bill Little. Commissioners Boysko and Fusch were absent. Also present were David Betz, Development Director; Leilani Napier, Planning & Zoning Clerk and interested parties.

### STAFF ITEMS

No Staff items to report.

### 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 Jester moved to approve the minutes of December 9, 2015. Commissioner Cooper seconded the motion. By unanimous consent the minutes were approved.

### ADMENDMENT TO APPROVED DEVELOPMENT PLAN

Applicant: Vince Romanelli, Romanelli and Hughes  
Location: Verona Sub-division  
Existing Zoning: (PR) Planned Residential District, Liberty Township  
Request: To approve an Amendment to an approved Development Plan, changing the required 30 foot rear yard setback to a 30 foot rear yard setback for primary structures, a 5 foot setback for accessory structures and a 12 foot setback for swimming pools.

Kevin Kershner, Stantec Consulting Services, 1500 Lake Shore Drive, Columbus, said he was representing the applicant and he would answer any questions.

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

### Project Background

The Verona sub-division zoning and Development Plan were approved in Liberty Township prior to annexing into Powell. As part of the Annexation Agreement with Liberty Township and the developer, the City agreed to the zoning and approved the Development Plan. After examining the Development Plan requirements, Staff found there was no rear yard setback requirement included for accessory structures such as swimming pools, recreational structures, etc. The 30' rear yard setback for primary structures would have to be utilized for all accessory structures. In discussing this with the developer and builders within the Parade of Homes site, it was determined a change in this requirement is necessary. Staff utilized the City Zoning Code for accessory structures and swimming pools. Code requires 5' for an accessory structure such as a recreational structure and 12' for swimming pools. The Parade of Homes builders are ready to get started and there are 2 builders who want to install swimming pools. This review will allow the builders to get started. The lots are big enough to accommodate these requirements.

### Approved Development Plan Synopsis

There is no rear yard setback requirement for accessory structures. For ease of enforcement, it was Staff's recommendation to the developer to create a rear yard setback requirement for accessory structures and this

requirement follows the City of Powell requirements for a 5' setback for accessory structures such as recreational structures and a 12' setback for swimming pools.

### **Staff Comments**

The main issue came about as builders started to inquire about in-ground swimming pools. A few builders within the Parade of Homes want to include a swimming pool with their home. In examining the plan, Staff realized there was an omission for accessory structures.

### **Staff Recommendation**

Staff recommends approval as submitted. This creates a better application of standards.

Chairman Emerick opened this item to public comment.

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

Commissioner Hartranft asked Mr. Betz if the proposed setbacks are setbacks the City of Powell has used in the past. Mr. Betz said the setbacks are utilized throughout the City. Commissioner Hartranft said he is OK with the request.

Commissioner Little, Jester and Cooper had no questions.

Chairman Emerick had no additional questions.

Commissioner Little moved to approve the Amendment to the approved Development Plan for the Verona subdivision property, as represented by Vince Romanelli of Romanelli and Hughes, changing the required 30' rear yard setback to a 30' rear yard setback for primary structures, a 5' setback for accessory structures and a 12' setback for swimming pools.

Commissioner Cooper seconded the motion.

VOTE: Y 5 N 0

### **PLAT REVIEW**

Applicant:	Sawmill Seldom Seen LLC
Location:	Southwest quadrant of Sawmill Parkway and Seldom Seen Road
Existing Zoning:	(PC) Planned Commercial District
Request:	To review and approve a sub-division plat for Powell Grand.

Craig Bohning, EMH&T, 5500 New Albany Road, said he is representing the applicant and he would answer any questions.

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

This Plat Review begins the implementation process for the Powell Grand Development Plan which was approved by City Council at the end of 2015, along with the TIF plan which will provide \$1 million for Seldom Seen Park. The Final Development Plan isn't too different from the Plan which was approved by the P&Z Commission. This plat shows the vacating of an existing unimproved right-of-way from the old Seldom Seen Acres plat; shows the vacating of certain drainage easements which are not necessary since the drainage pattern will be placed within storm sewers and will be privately maintained; extends Bunker Lane to the south and out to Sawmill Parkway where a new traffic signal will be installed; and sets up the lots for the 3 different types of buildings/units (buildings A, B and C). Staff has a couple minor concerns with overlapping easements at the southeastern portion of the site where a new drainage easement overlaps existing access and utility easements. Clarification may be needed as we go through the engineering plan review. Additional utility easements may need to be added to the plat. This can be handled administratively by Staff.

### **Staff Recommendation**

Staff recommends approval of the plat for Powell Grand subject to the following conditions:

1. That all easements and lot numbers appear on the plat as need to be required by the City Engineer.
2. That any possible conflicting overlapping easements be clarified by the applicant to Staff.
3. That all other items as needed be added or removed from the plat as directed by Staff prior to signature.

Chairman Emerick opened this item to public comment.

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

Commissioner Cooper said he is OK with everything as long as Staff ensures the applicant is doing their due diligence to straighten out the overlapping easements and obtaining the City Engineer's blessing on the plat.

Commissioner Jester said he is OK and has no questions.

Commissioner Little agreed with Staff.

Commissioner Hartranft asked Mr. Betz if there were any issues with drainage after changes are made. Mr. Betz said the engineering plans are still under review and the conditions listed under Staff Recommendations would allow Staff to deal with easement issues. Staff would bring major changes back before the Commission. Commissioner Hartranft said he is comfortable with the request.

Chairman Emerick said he had no additional comments.

Commissioner Little moved to approve the Plat Review for the property known as Powell Grand, subject to the following conditions:

1. That all easements and lot numbers shall appear on the plat as need to be required by the City Engineer;
2. That any possible conflicting overlapping easements shall be clarified by the applicant to Staff; and
3. That all other items as needed shall be added or removed from the plat as directed by Staff prior to final signature.

Commissioner Hartranft seconded the motion.

VOTE: Y 5 N 0

#### **OTHER COMMISSION BUSINESS**

Mr. Betz said the P&Z Commission needs to elect a Chairman and Vice Chairman for the new year. Chairman Emerick asked the Commission if they wanted to do this tonight or if they wanted to wait for all Commission members to be present. Mr. Betz notified the Commission that Commissioner Fusch wouldn't be back until March. Chairman Emerick said the election of a Chairman and Vice Chairman could take place tonight.

Commissioner Little nominated Donald Emerick to continue as the Chairman. Commissioner Hartranft seconded the nomination.

VOTE: Y 4 N 0 Donald Emerick abstained from voting

Commissioner Little nominated Richard Fusch to continue as the Vice Chairman. Commissioner Cooper seconded the nomination.

VOTE: Y 5 N 0

#### **ADJOURNMENT**

MOTION: Chairman Emerick moved at 7:16 p.m. to adjourn the meeting. Commissioner Little seconded. By unanimous consent, the meeting was adjourned.

**DATE MINUTES APPROVED: January 27, 2016**

\_\_\_\_\_  
Donald Emerick  
Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Leilani Napier  
Planning & Zoning Clerk

\_\_\_\_\_  
Date





## 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

JANUARY 27, 2016

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Emerick on Wednesday, January 27, 2016 at 7:00 p.m. Commissioners present included Shawn Boysko, Ed Cooper and Bill Little. Commissioners Fusch, Hartranft and Jester were absent. Also present were David Betz, Development Director; Rocky Kambo, GIS/Planner and interested parties.

### STAFF ITEMS

No Staff items to report.

### APPROVAL OF MINUTES

MOTION: Commissioner Little moved to approve the minutes of January 13, 2016. Commissioner Cooper seconded the motion. By unanimous consent the minutes were approved.

### MID-OHIO REGIONAL PLANNING COMMISSION (MORPC) insight2050 PRESENTATION AND COMPLETE STREETS GAME

Representatives from the Mid-Ohio Regional Planning Commission (MORPC) discussed the findings and tools of insight2050 with the Planning & Zoning Commission and conducted the Complete Streets game to consider some on-the-ground design ideas which can make communities more enjoyable and safe places to live, work and play.

Jennifer Noll, Associate Planner, Mid-Ohio Planning Commission (MORPC), thanked the Commission for allowing MORPC to present the insight2050 initiative. insight2050 was launched in March 2014 as a collaborative initiative between private and public partners, to help everyone understand there is going to be population growth and changing development preferences which will look very different in the next 30 years. This initiative is led by the Columbus District Council, the Urban Land Institute, MORPC and Columbus 2020. Currently there are 60 voluntary members from 15 different counties involved with insight2050. The mission is to help communities stay vibrant and successful in the future. Columbus 2020 is the region's economic development arm, similar to a regional Chamber of Commerce. Their efforts revolve around attracting and retaining high quality jobs and the work force to fill those jobs. The Urban Land Institute is a non-profit organization comprised of real estate development professionals from across the industry, who exchange knowledge to further their mission of creating better communities.

Ms. Noll reviewed the insight2050 Scenario Metrics Summary and Overview (Exhibit A). By the year 2050, central Ohio is projected to grow by 500,000 people. This translates into 300,000 additional households, 300,000 new jobs and a billion square feet of new or re-developed commercial space to house these jobs. Two-thirds of the projected 500,000 people growth comes from natural growth or people who are living longer into their retirement years and people whose children and grand-children decide to stay in central Ohio rather than move elsewhere. About one-third of the projected 500,000 people growth are people who are attracted to central Ohio; usually for career or educational opportunities. In the past 30 years, central Ohio saw growth in similar numbers and was able to accommodate the growth. From 2000 to 2010, central Ohio added over 220,000 people to the region. Central Ohio will be growing from a population of approximately 1.8 million people to approximately 2.3 million by 2050. The demographic make-up of this new population growth will look quite different than it has in the past. Population by age from 1980 to 2010 shows the bulk of the population growth was among people aged 35 – 54; the baby boomer population. People during these particular years of their lives are growing their families and wealth. As a result, these families moved out to suburbs in pursuit of better schools, better jobs and larger homes on bigger lots. Powell is a wonderful example of accommodating this kind of demand for the larger single family home. Looking ahead to the population growth between 2010 and 2050, the baby boomers, aged 65 and over, will shift towards their retirement years. There will also be a growth in the population aged 16 – 34; the millennials. 80% of this

population growth is expected to be in households without children. This is a dramatic change from the past and will create a dramatic change in what the age groups will need and prefer. Studies have found both groups, even though there is a distinct difference in age, really want very similar things. Both groups want to be connected, by living in accessible communities; they would like to be able to walk to restaurants or to work. Both groups are looking for homes which are a little bit smaller. The millennials are delaying getting married and starting families so a larger home on a larger lot isn't a priority. The baby boomers look to downsize. Both groups are thinking about how they get around to places. Millennials aren't as worried about getting driver's licenses at age 16. Baby boomers are starting to think long term and wondering how they can remain independent in their home and community if driving is no longer an option. The good news is, all of these changes mean great opportunities for our communities. It is important to note the demand for single family homes is not going to go away. Central Ohio is a great place to raise families and we want it to stay that way. Studies are finding communities which can offer options for housing such as smaller homes on smaller lots, such as condos or apartments, are attractive to people of all ages and family sizes. The way communities grow is going to have impacts on the infrastructure; roadways, sidewalks, electric lines and sewer lines.

The changing demographics have a big impact on the economic development forecast. Years ago, people looked for the job they wanted and then they went to live near the job. Today, young professionals are shifting the paradigm. Their priority is not the job; it is being in a place where they want to be. They go to areas first and then look for a job if they like the area. This has a big impact on the way communities handle economic development in central Ohio. Central Ohio is fortunate young people want to live here. Central Ohio has a lot of qualities people of all ages like and we need to capitalize on this as shifts occur in the demographics. There will also be commercial consequences due to growth. Strip malls, which were once very popular, have a life span of approximately 25 years. History shows a constant re-investment in revitalization of these strip malls to give them face lifts so they continue to be attractive and safe places for people to shop. Today, studies show a shift in shopping trends. People are looking for safe and comfortable areas where they can walk to multiple places to shop. Rather than just performing a face lift, shopping areas may need to be changed to fit the changing demographics. Putting in crosswalks and sidewalks so people can walk to multiple shops, putting in shade trees to change the feel, function and comfort level might be needed. Safe and comfortable areas bring people. People bring retail. A neglected area can become a neighborhood center for the community, an area full of activities and quality of life elements for people of all ages.

The insight2050 partners consulted with CalThorpe Associates, a firm internationally renowned for their regional scenario studies, to give a better sense of what the future can hold for central Ohio. CalThorpe ran data through 4 growth scenarios; Past Trends, Planned Future, Focused Growth and Maximum Infill. The Metric Summary has actual, subjective data in it so communities can get a sense of what these upcoming changes can mean for central Ohio. The Land Consumption column represents how much more land will need to be consumed across central Ohio to accommodate 500,000 more people by the year 2050, based on each of the 4 growth scenarios. Scenario B shows we would need to consume an additional 270 square miles of land to accommodate 500,000 people based on today's land use plans. Scenario C, takes a more focused approach on how communities grow and develop, needing only an additional 45 square miles. An additional 225 square miles of land would be needed for Scenario B over Scenario C. To put this figure into perspective, the footprint for the City of Columbus is 225 square miles. 225 square miles of current agricultural land, which has never been developed, would be saved by taking a more focused approach to growth. The land savings makes growth worth looking at.

As more land is consumed, more money will be needed to develop and upkeep the area. The Local Fiscal Impacts column shows the cumulative fiscal impact of Scenario B would be \$15.8 billion compared to \$13.2 billion in Scenario C; a savings of \$2.6 billion or \$80 million a year across the region. Taxpayers can look at this as money back in their pockets or money which can be invested in existing infrastructure.

The Transportation column shows the miles driven to get to work, to take children to school, to run errands, etc. By taking a focused approach to growth, by the year 2050, communities can accommodate 500,000 more people and not change the number of miles traveled.

The Public Health Costs column shows costs due to health incidences related to respiratory and cardiovascular incidences. The study looks specifically at vehicle emissions. Central Ohio is already on track to save \$41 million annually in public health costs but taking a Focused Growth approach will save an additional \$205 million annually.

insight2050's goal is to provide this information to communities so they can start to have conversations and determine if there is anything communities want to do in terms of next steps. The insight2050 group has had very positive feedback. Communities are starting to consider this information as they move forward. Powell is positioned for success. Powell demonstrates the single family home is not going away but also demonstrates intangible

qualities some of the other communities are trying to replicate. Powell has a walkable downtown; wonderful parks, restaurants and school systems; all amenities people are seeking when they are trying to find a place to live. These assets need to be built upon and embraced. The insight2050 group has been approached for help. insight2050 is working on Phase II which will provide tools for audiences to use such as an online resource library which will be a one-stop shop for best practices, case studies, photos, etc.; developing some development resources which will help communities and developers prioritize locations for development, helping the community ensure they have a successful future and an E-newsletter will be released in February. People can sign up for the E-newsletter on the insight2050 website.

Commissioner Little thanked Ms. Noll for the presentation and asked how the City can educate the community. The community has a much different opinion in regards to development and the future. Ms. Noll said insight2050 allows communities to determine what is best for them. Every community is unique and has different needs and preferences. As community leaders, the best thing Powell can do is talk with the residents. Share this information with the residents. The City should take every opportunity to talk and have open conversations with the residents. This is what insight2050 does best. It creates a platform for conversation. Commission Little asked if Ms. Noll has seen a particular community in central Ohio which seems to have done a good job of getting the message across. Mr. Noll said each community has approached the process a little differently. Communities are engaging people up front instead of waiting for a developer to propose a plan, allowing communities to gauge resident's feelings before proposals are presented.

Discussions took place between the 3 people in the audience, the Commission and the MORPC representatives.

MORPC conducted a Complete Streets game for everyone to participate in.

#### **ADJOURNMENT**

MOTION: Chairman Emerick moved at 8:15 p.m. to adjourn the meeting. Commissioner Little seconded. By unanimous consent, the meeting was adjourned.

#### **DATE MINUTES APPROVED:**

\_\_\_\_\_  
Donald Emerick  
Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Leilani Napier  
Planning & Zoning Clerk

\_\_\_\_\_  
Date