



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

November 9, 2016

A meeting of the Powell Planning & Zoning Commission was called to order by Vice Chairman Richard Fusch on Wednesday, November 9, 2016 at 7:00 p.m. Commissioners present included Shawn Boysko, Ed Cooper, Trent Hartranft, Joe Jester and Bill Little. Also present were Dave Betz, Development Director; Rocky Kambo, GIS/Planner; Chris Meyers, Architectural Advisor; Leilani Napier, Planning & Zoning Clerk and interested parties. Chairman Emerick was absent.

STAFF ITEMS

Mr. Kambo advised the Commission the Keep Powell Moving Downtown Plan will have a second reading before City Council on Tuesday, November 15th.

HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

Vice Chairman Fusch 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 October 26, 2016. Commissioner Cooper seconded the motion. By unanimous consent the minutes were approved.

SKETCH PLAN REVIEW

Applicant: Pulte Homes of Ohio LLC
Location: Steitz Road and Hunters Bend
Existing Zoning: (FR-1) Liberty Township Farm Residence District
Proposed Zoning: (PR) Planned Residence District
Request: To review a plan for a proposed residential sub-division consisting of 183 units on approximately 109 acres.

Tom Hart, Attorney, Pulte Home, said Matt Callahan and Julie Mott with Pulte Homes are present. Greg Chillog is the Landscape Architect from the EDGE Group. Molly Gwin is his law partner. This is a Sketch Plan Review and their goal is to get feedback and comments prior to filing the formal zoning application. Last December they came before the P&Z Commission for a Sketch Plan Review on the Smith Farm site which is east of Steitz Road, up against Golf Village. The plan was for single-family homes and some empty nester homes. The plan has evolved. They now have a site plan for the Shelly property which is west of Steitz Road. They are presenting the plan as a uniform site plan. They moved all of the traditional, single-family homes to the Smith site east of Steitz. The Shelly site on the west side of Steitz will have 67 empty nester, active adult, detached homes. There are also five (5) estate lots in the southwest corner of the Shelly site, in the wooded area. The estate lots are over an acre and balance the site, transitioning the site to the surrounding rural area. They now have approximately 109 total acres.

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

The applicant met with City Staff in October 2015. Since then, the applicant has acquired rights to purchase the property on the west side of Steitz Road. As the City reviews development plans on properties which will be annexed into the City it is better to look at properties in conjunction with each other rather than look at separate parcels. It is good to be able to review a proposal for property on both sides of Steitz Road.

This proposal is for a mix of 80' x 100' single-family lots southwest of Golf Village within the City of Powell. The corporate limits are along Golf Village so there are a lot of boundaries which are adjacent to the City. The applicant wishes to annex the property into the City. The smaller lots are towards the center of the site. The lots

get bigger as you move towards Golf Village. There are a lesser number of homes backing to Golf Village and the sub-divisions in Liberty Township. The proposal, both properties, will have access off of Steitz Road, directly across from each other. There are free flowing streets throughout the east site with one cul-de-sac and no houses backing to Steitz Road. The west site has 70' lots and the estate lots. There is one common access driveway which will access the 3 estate lots closest to each other. There are connections to adjacent sub-divisions to the north and a stub road to the south for future development. The plan shows a pathway system which will connect to the Reserve at Scioto Glen sub-division to the north, which is in the City of Powell. This connects sub-divisions to our community so residents can move around via pathways. Rutherford Road has larger lots on it, built in the 70's and 80's or later. These lots were probably split off of larger farm lots. Golf Village and the sub-division in Liberty Township have larger lots. Sewer access to the proposed sites will come from the west, utilizing the Scioto Reserve sewer system. Staff will be looking at the traffic impacts of the proposed sites. Staff and the City Engineer met with the County Engineer. A Memorandum of Understanding was established for the County Traffic Engineer to follow in relation to how the City examines the impacts of the proposed sub-division. The traffic study will look at traffic impacts on the intersection of Steitz and Home Road, and then on Steitz and Rutherford Road. The study will determine what types of improvements need to be made based on the impacts of the proposed developments. The Preliminary Development Plan will contain the traffic impact study. The Commission is not acting on this Sketch Plan. City Council will review the annexation petition. In all likelihood there will be left-turn lanes added both north and southbound on Steitz Road.

Staff ran an economic analysis on the proposed sub-division to see the impact on the City. The analysis showed a positive impact for the City. The income from the proposed homes should be able to support, on a yearly basis, the services needed to maintain the roads and the park system. Staff also analyzed the impact on the school district. The school district uses a projection analysis to determine the student enrollment increase a sub-division will create. These sites will be built in phases over the next 6 to 8 years. The Olentangy school district finds approximately .9 students per a home of this value. This equates to approximately 116 new students from the proposed sites. This projection is probably high due to the age targeted, empty nester homes being proposed on the west site.

Mr. Betz showed sample home designs which will be offered on both sites. Mr. Betz said he has had the opportunity to see models of the empty nester designs of homes at a location in Indiana. Many of the empty nester designs have 3 car option garages and the homes are deeper than they look. He spoke with a resident in the Indiana development who loves the home. Every home has a master suite on the first floor with the possibility of an upstairs and finished basement.

Staff reviews new developments against the Comprehensive Plan to make sure the development is consistent with the Plan. The Plan recommends annexation of properties which are strategic in nature. One of the biggest draws in the Powell community are the multi-use path systems. The proposed path system for the east site would link to Golf Village. The pathway would go through a sliver of land which is owned by Golf Village. Pathways will allow linkage to the Reserve at Scioto Glen where there is a small public park. The City has received a grant for a free playground. The City is looking at the small public park in Scioto Glen to place the playground equipment. The Plan recommends this area to be developed as single-family residential if developed and encourages connectivity to adjacent neighborhoods, reducing reverse frontage lots. The proposal has no reverse frontage lots along Steitz Road. All lots are well set back with good landscaping. The architecture is high quality. The empty nester type of housing will help with reducing the impact on the school district and a reduction on the number of trips per day when looking at the traffic impact. The annexation hasn't been filed as yet. The applicant will go before City Council with an annexation agreement.

Chris Meyers, Architectural Advisor, said as a Sketch Plan submittal he doesn't have comments regarding the architecture. Pulte developments always seem to be well put together. He has two suggestions; first, the Preliminary Development Plan should include information on any entry features, signage, perimeter fencing, accent features and supplemental landscaping. Second, the last time discussions were held about this proposal, there were discussions about lot 98 and 99 and the leisure path. The path goes into the northeast corner of the development and connects into the sidewalk system at the corner of Village Club Drive and Wildflower Drive. The applicant needs to zoom in on this area and be very detailed on the impact the path connection and landscaping will have on the adjacent, existing properties off of the proposed east site. There was a question about drainage, landscaping, dimension of the path and neighbor concerns. More detail needs to be presented in the future.

Vice Chairman Fusch opened this item to public comment. Vice Chairman Fusch reminded the public the proposal was a Sketch Plan Review. There won't be a vote on anything tonight. A Preliminary and a Final Development Plan will come before P&Z in the future. Comments are primarily advisory to the applicant.

Mike Pechinak, 8038 Wildflower Drive, said his property is just south of the easement on the northeast corner. He spoke at the last hearing. He has concerns about his privacy where the path will go through the side of his lot. There is a pretty good grade on the easement and there is a storm drain all of the properties drain into. He is unclear of how the area can be developed to put the path in. There is probably a 6' drop. He would like to see how the path will be put in from a privacy perspective and from a drainage standpoint. Commissioner Boysko asked if there are already drainage issues. Mr. Pechinak said not currently but a lot of excavation will need to happen due to the 6' drop. If the developer hasn't been out to look at this area they need to. A lot of earth will need to be moved to put the path in. The storm drain is in the northwest corner of his lot. All of the electrical runs underneath. Vice Chairman Fusch asked Mr. Kambo to show the aerial photo of the undeveloped area to see the 6' drop. Mr. Pechinak said it is where the tree line is. The tree line area is 6' higher than his yard. Vice Chairman Fusch asked if there is a path going through the area now. Mr. Pechinak said no. Mr. Betz said when the subdivision was originally laid out future extensions were planned for. Mr. Pechinak said he is also concerned about their privacy. The path will go right beside the side of his house. They have open windows throughout the back of their house.

Les Wibberley, 5005 Bayhill Drive, said he lives south of the proposed development. His major concern is the density of the housing on the west side and the impact on the traffic. Steitz Road is a very narrow road, especially going onto Rutherford Road. The intersection with Rutherford is a dangerous intersection. People leaving Steitz can't see well. There are close accidents all of the time. He is encouraged to hear a traffic study will be done. The entirety of Steitz Road is going to need to be widened to address the traffic the large amount of housing is going to generate. Rutherford Road is also too narrow and it is deteriorating under the current traffic. Rutherford will need to be addressed. Mr. Wibberley asked if there are plans for paths along the edges of the sites. Mr. Betz said yes. Mr. Wibberley said Steitz Road and Rutherford Road are major routes for cyclists. The increased traffic will make it very difficult for cyclists. There needs to be adequate bike trails.

Terry Imar, 4808 Rutherford Road, said he owns the property immediately west of the proposed development, a 20 acre piece of land which goes north and south. The development abuts his property. His concern is whether there will be adequate fencing to show the property boundaries. He wants trespassing reduced. His property has a lot of woods and he wants to make sure people know not to inadvertently trespass on his property. Vice Chairman Fusch asked Mr. Kambo to show where Mr. Imar's property is. Mr. Imar said his property goes all the way to Rutherford Road.

Nelson Penn, 4224 Village Club Drive, said he spoke the last time about the existing fencing on the Smith property. The fencing is wired and very distressed. He would like to know what will be done with the old fencing. Will it be removed or upgraded or left as is, which is a hazard. He has a question about upkeep. Golf Village has an HOA so there are rules regarding maintenance. What will happen with the new development? Will the paths be managed by the City? Who will be responsible for taking care of the paths when they fall into disrepair?

Bonnie Goodson, 7956 Steitz Road, said she is living on what remains of a 5 acre family farm. Their daughter lives right behind them. The house was built in 1892 by her great-grandfather. She and her husband have lived in their home for the better part of their 46 year marriage. All of their children attended Olentangy schools. Her husband was a teacher in the Olentangy school system. She serves on the Liberty Township Zoning Commission. She is really concerned about the density. She knows you can't stop development and everyone has the right to sell their property. The proposed development is denser than anything else which has been built in the area. Traffic will increase. Her house sits almost on Steitz Road. When her house was built, the road was a dirt road and people didn't think what it would be like in 120 years. If Steitz Road is widened, it will truly impact her home. Steitz Road is very dangerous. She spoke with the County Engineer a year and a half ago about how dangerous it is to walk, jog or ride bicycles on Steitz Road. The County Engineer thought the light at Home Road would slow traffic down. Steitz Road has become a thoroughfare between Home Road and Rutherford Road. It is especially bad between 6:30 a.m. and 9:30 a.m. Drivers avoid going through the school zone and the bus lines. Steitz Road is also known as a drag strip. The teenagers start at Rutherford Road and race down Steitz. You can see the light at Home Road from Rutherford now. They race cars and motorcycles. She understands older people don't go out as often but it will still be traffic. There are developments going in further north on Steitz Road which will have 700 plus homes. Steitz Road will be extended to Clark Shaw Road. Steitz Road is going to become a short-cut. Traffic is going to increase even more. The quality of life is going to go down. The intersection of Steitz and Rutherford already backs up. She can't imagine how bad it is going to get. The Commission needs to take a good look at the amount of houses being put in. Mrs. Goodson asked Mr. Betz about the larger homes in the wooded area. Mr. Betz said there are 3 individual homes on a common access driveway. The other 2 individual homes are on 2-1/2 to 3-1/2 acres. Mrs. Goodson asked if people were already interested in those homes. Mr. Betz said he isn't the developer, he was just explaining what the homes are. Mrs. Goodson asked where the 2 homes will exit. Mr. Hart said there is an existing drive there. Mr. Callahan said the existing Shelly driveway will be used. Mrs. Goodson asked if the west

side site is targeted for 55 year olds and older. Mr. Hart said it isn't an age restriction. The houses are designed for life styles of active adults, empty nesters. Mrs. Goodson said a young couple who could afford one of the empty nester homes could move in with a small baby. Mr. Hart said yes. Mrs. Goodson said trips per day would be affected by this. Mr. Betz said the traffic study will assume regular, single-family homes. Mrs. Goodson said their rural community is being taken. The development could be less dense.

Mr. Kambo said since the Commission has broken away from Robert's Rules, he would like to answer the previous resident's questions. The wire fence will be taken out. There will be an HOA. The City will maintain the paths.

Sean Whalen, 4652 Hunters Bend, said he lives in the neighborhood to the north. There is an M/I development going in to the north of him. The planned pathway encourages people to move freely from the new sites into Powell and back. His family routinely takes walks from their neighborhood into the other neighborhood. This plan encourages people living in the 90 to 100 home site on the west side and the 120 homes on the other site to use the paths and cross over a 55 MPH narrow road. This is a recipe for disaster. He is really concerned about the road being a drag strip. There is a quarter mile road marker on Steitz where the guys do their 0 to 60 MPH racing. This needs to be paid attention to if the plan is to connect the communities. Mr. Betz said the traffic study would look at it. If the proposal moves forward, Steitz Road would be annexed into the City of Powell and the Powell Police Department does patrol. Vice Chairman Fusch said Steitz Road is now patrolled by the Sheriff Department, which means it is not patrolled. Mr. Betz said the annexation will create this benefit. Racing will be nipped in the bud.

Suzy Kuhns, 4210 Hunters Bend, said she lives on the east side. They can't say strong enough how bad the traffic is and how narrow the roads are. If anyone is not familiar with the roads, they need to go see them. The last proposal showed two exits out of the sub-division on the east side and now there is only one. She is concerned about the development being connected to her road which is also narrow. It is difficult for cars to pass each other on her street now. All of the cars exiting at one exit needs to be considered.

Jeremy Fredell, 8090 Wolf Path Drive, said his house is on the northwest corner, adjacent to the planned development. Previous comments made said the community would have a smooth transition between what is developed, into the adjacent communities. This could be argued on the east side. The west side where the density will connect into Liberty Village is a much higher density. It looks like there are 6 homes on the same property as there are now 2 homes in Liberty Village. It seems a lower density in the corner would be consistent with a smooth transition between the new community and our community to the north.

Jenn Repasky, 4251 Hunters Bend, said she is on the Windsong side of Hunters Bend. Residents who came to the last meeting held about this development asked for Pulte to consider the size of our lots and home values. Her lot is about ¾ of an acre and the lots on both sides of her lot are larger. Pulte was asked to stay in touch with the homeowners, to consider lot sizes and to reduce the amount of houses behind her. The new plan actually adds more homes behind her house. The houses have been squished together more. It appears this is the overall theme in the new site. She is concerned about her home value and the density. They are concerned about the safety of their children. They don't have sidewalks and if there is going to be a connection from the new site onto her street, her street will be a main thoroughfare.

Margo Belkofer, 8290 Wildflower Drive, said her home is just south of the development. At the last meeting, she asked if the open field was going to be developed. She was told by the owners it wouldn't be. Is the field included in the development? Mr. Betz said it is not included. An unknown person in the audience said that property is owned by the Millers and it isn't included.

Gary Foskey, 4222 Hunters Bend, said his house is the 3rd house on the curve. The last time this request came before P&Z there were 2 exits onto Steitz Road. Hunters Bend is very narrow. People have to slow down to get by each other. We were concerned with 2 exits onto Steitz Road and we asked to not be connected to this development. Now, there is one exit to Steitz Road and there is definitely a connection onto Hunters Bend. Things have backed up from a year ago, going in the wrong direction. He runs up and down Steitz Road quite a bit. He can hardly run anymore. He has lived in the area 8 years. Rutherford Road is falling apart. He understands this is a County or Township road but it is going to be an issue. There is drag racing on Steitz Road. He is an ER physician in Delaware and he comes home at all hours of the night. Cars run in excess of 100 MPH on Steitz Road constantly. The plan is a bad idea from a density standpoint. Will anything be done to widen Hunters Bend? Mr. Betz said the area isn't in Powell so the City doesn't have authority over the area. Mr. Foskey said he understands but the City does have authority on what is being dumped onto Hunters Bend. The City does have power of what is being dumped onto their road. There are 111 houses. He fails to see that 111 houses will travel onto Steitz Road. They will travel onto Hunters Bend. Mr. Hart said there will be a traffic study done which will look at this.

Jim Cacha, 4550 Hunters Bend, said his home is on the west side. He asked what the average home price is going to be. Mr. Hart said homes will average \$525,000 for the single-family homes and \$500,000 for the empty nester homes. They have market data that analyses all of the properties adjacent to their development. This information will be shared with their formal application. The average value of surrounding homes in Golf Village, Windsong and Liberty Village is \$480,000. The homes to the west are more.

Hearing no further comments, Vice Chairman Fusch closed the public comment session. He opened the floor for comments and questions from the Commission.

Commissioner Cooper said he won't get into too many details since this is a Sketch Plan. The Pulte group probably heard the same things he heard tonight. There is a common theme pertaining to density and traffic. He knows a traffic study will be done. He is pretty familiar with the area and the roads have been woefully inadequate for years. This needs to be addressed.

Commissioner Jester said he doesn't want to be repetitive. He agrees the spotlight is on Steitz Road. He is very concerned about the density. The traffic study is going to be very critical as to whether we move ahead with this proposal. He heard everything the residents said and he sees everyone is very concerned. The comments were all very appropriate.

Commissioner Boysko said he agrees with many of the comments the residents and the Commission have made. He asked the applicant if they have analyzed the density compared to Golf Village with regards to the setbacks, the lot sizes and the density. Mr. Hart said yes. Commissioner Boysko asked how it compares. Mr. Hart said in terms of Golf Village, we put the 100' lots up against Golf Village and along Steitz to the west. Most of the lots in Golf Village are 80' lots. They are matching 80' lots with 100' lots. Their setbacks are comparable if not greater. It is important to say there is a very substantial mature tree row in many parts of the proposed site. They have the benefit of a natural buffer. A lot of the buffer is along Golf Village. There are substantial rows of trees in the middle of the site they are saving. Looking at lot sizes, the values and the current market, they are going to do a little better than the adjacent Golf Village lots. They will be more comparable to the golf course lots. Commissioner Boysko asked how the density compares. Mr. Hart said their development will be lower in density than Golf Village. They will never be denser than Golf Village. Golf Village is more in the 1.9 du range and they are right below Code at 1.68 du. Commissioner Boysko asked if there have been thoughts on how the common areas will be developed. Mr. Hart said they will have more detail on this at the next step. There is a major wetlands area in the corner they will protect. They have a central green space where they are planning for some type of civic structure. They are trying to be true to the rural characteristic of the area and have very wide setbacks from the road. You will see open space, ponds and trees when you look into the development from the road. One of the real nice things about this site will be the leisure paths which connect the green space. They believe in connectivity, which is a big part of the Comprehensive Plan. They want people to enjoy the site. They are trying to make the site dance with the path connectivity. Commissioner Boysko said it is very important to have the inter-connectivity between neighborhoods but he agrees with the resident's concerns on the density, traffic and the fact traffic is going to funnel into a single exit. He asked if there is an opportunity to take the cul-de-sac at the western property and connect to Steitz Road there. Mr. Hart said probably not. The County Engineer doesn't want more curb-cuts on Steitz. Commissioner Boysko asked how the project is going to be phased. Mr. Hart said they are working on a phasing plan which isn't finalized. The development will be built over a 6 to 8 year period. Mr. Hart said in terms of density, empty nester sites' traffic patterns are different. There are less cars, less people, less utility use, less kids in school. It is a different intensity of use. That's why it makes sense to them to have an empty nester type of community in this area. Commissioner Boysko said he has seen some of this data and he agrees empty nester developments limits the impact on traffic. The traffic impact study won't take into effect that these are empty nester homes as Mr. Betz said. Mr. Betz said they will talk to the County and talk about the connection. Commissioner Boysko asked what is in the Memorandum of Understanding and if the road improvements will just be limited to the new connections onto Steitz or would it include all the way to Rutherford. Mr. Betz said at a minimum improvements will be all along the frontage of the sites and will probably include turn lanes. You have to have a minimum lane width to be able to do this to meet standards. Impacts on the intersections to the north and south are also being looked at; especially at Rutherford Road. In all likelihood the impact will be greater to the south.

Commissioner Hartranft thanked the residents for coming and sharing their opinions. If Steitz Road is annexed into the City of Powell, what can be done about changing the speed limit? Mr. Betz said this will be a part of the study. The City would have the authority to change the speed limit. They would involve the County in the examination and speed study. A speed study would have to be done. Commissioner Hartranft agrees another access onto Steitz needs to be looked at. The way the site is designed, he doesn't see any logical reason why many houses would travel out onto Hunters Bend. Maybe the houses near the cut but the rest of the houses will be so far south

or east they will go to the main road and go out. Mr. Betz said the traffic study will show traffic distribution predictions. Commissioner Hartranft said the pathway which goes into Golf Village needs to be addressed. We don't want to impact neighbors in a negative way. A lot of times new developments make the drainage better. They will look at it and make sure they aren't making a negative impact. Commissioner Hartranft asked if anyone has seen a difference in traffic after the installation of the light at Home Road. Will the traffic study look at this? Mr. Betz said it will be taken into account. Commissioner Hartranft asked if there is data from years before. Mr. Betz said probably.

Commissioner Little thanked the residents for coming and encouraged them to stay involved. He has lived in the area for a long time. He knows the roads in this area haven't been adequate for a long time and more pressure is being put on the roads. In his opinion, since the developer is talking about developing both sides of the road, he thinks from the northern most portion of the property to the southernmost portion of the property, we should talk about the developer upgrading and developing the road as a part of the overall development situation. From the south, depending on future development and annexation, the City can handle or work with the County Engineer. Whoever handles road improvements needs to keep in mind the residents who have lived here a long time. Having Powell Police patrol Steitz, the tolerance for drag racing will be much less than what is being experienced now. This is a positive benefit. Commissioner Little said he always matches up the number of lots when he reviews these types of developments. The Smith property by Hunters Bends, between lots 73 and 78, there are 2 more lots than would be appropriate. On the Shelly property, lots 1 through 15, there are 4 more lots than what should be there. The traffic study is extremely important. We have learned through the years we have made mistakes in the past by not connecting neighborhoods. From a Comprehensive Plan standpoint, it is important to connect neighborhoods. He agrees with the Hunters Bend situation. There are a few lots which might travel onto Hunters Bend but the majority of the Smith property will funnel to a traffic light at Steitz and the entry way. Mr. Betz said he doubts a traffic signal will go in. Commissioner Little said he thinks it will eventually be warranted. The walkway connection to Golf Village needs to be made as least obtrusive as possible. Commissioner Little encouraged the residents to remain involved in the process. This is the very first stage of the process.

Vice Chairman Fusch said he won't take too much more time on the request. He understands the traffic concerns on Steitz Road and the density of the development. He will look forward to seeing the traffic study. He thanked the residents for coming out. It is clear to him the residents have been heard.

FINAL DEVELOPMENT PLAN REVIEW

Applicant: Big Hearts Little Hands Childcare, Brenda Warnock
Location: 14 Grace Drive
Zoning: (PC) Planned Commercial District
Request: To review a proposal to construct a 3,672 square foot addition to an existing daycare.

Brenda Warnock, Big Hearts Little Hands Learning Center, introduced herself.

Sean Bogenrife, Bogenrife Architecture LLC, said they were asked to address the signage in the last meeting. There is an existing sign on Liberty Road which will stay. They would like to replace the sign on Grace Drive and they have added the logo to the front of the building, above the door. They were asked to address lighting. They would like to put canned lights in the eaves to highlight the building and add light to the sidewalk. The existing parking lot lighting will remain the same. They were asked to look at the landscaping plan. Burning bushes will be placed next to the front door. There are already hostas and day lilies planted out front. They want to stay with that type of landscaping. They want to plant 2 Sunset Maples along the entry sidewalk. Elevations were adjusted slightly to correct previous drawings.

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

PROJECT BACKGROUND

The applicant has worked well with Staff and the Architectural Advisor. The proposal has been refined each step of the review process. The proposal meets all zoning requirements. The addition is great for the look and feel of Liberty Street. It is great to see existing businesses grow and upgrade. The project will be completed in a single phase; 12 – 14 months. The proposal meets the requirements of the Comprehensive Plan; encouraging growth. The architecture matches the community. The existing street network is more than capable of handling the traffic. The site isn't being over-built. There are residents behind the site but the applicant has worked with their neighbors and will be installing a fence. There are no issues regarding utilities to and from the site. No additional detention/retention needed. Overall, Staff is very happy with the proposal and recommends approval with the conditions listed in the Staff Report.

Chris Meyers, Architectural Advisor, said he concurred with Mr. Kambo's comments. The project has developed nicely. Numerous meetings were held and all details have been covered and addressed. Material selections and the transformation of the existing building to what is being proposed is going to be a nice improvement for the community.

Vice Chairman Fusch opened this item to public comment. Hearing none, Vice Chairman Fusch closed the public comment session and opened the floor for comments and questions from the Commission.

Commissioner Hartranft said he has enjoyed the project. The project has progressed very nicely and is in a good spot now. He really likes the logo on the front of the building. The logo adds a lot of character. He thanked the applicant for coming before the Commission.

Commissioner Little said he is ready to approve the proposal. He appreciates the applicant working so well with the Commission; listening to all comments and suggestions. He congratulated the applicant for having a successful business and wanting to make Powell their home. He wished the applicant luck.

Commissioner Boysko thanked the applicant for enduring all comments and suggestions. He asked if the fence the resident requested was addressed in the plans. Mr. Betz said yes. The resident was at the last meeting and was fine with everything. Mr. Bogenrife said the fence is 6' and matches the existing fence. The resident was also concerned with the air conditioning units. Commissioner Boysko said the 2 trees which are going to be planted are right where the storm water detention area is. He doesn't think the 2 trees should be planted right near the detention system. Mr. Bogenrife said they will keep this in mind. Commissioner Boysko asked if the trees were required. Mr. Betz said there is a one additional tree requirement due to the square footage. The applicant can double check with the engineer on the placement of trees.

Commissioner Jester said the improvements are great. The addition will strengthen the whole end of Grace Drive. The applicant has done a fine job.

Commissioner Cooper said the applicant has done a great job from the very beginning. Everything mentioned has been addressed; neighbors, City, architecture. He has no problems with the request.

Vice Chairman Fusch said he agreed with his colleagues.

MOTION: Commissioner Little moved to approve the Final Development Plan for the property located at 14 Grace Drive as represented by Big Hearts Little Hands Childcare, Brenda Warnock, to allow the construction of a 3,672 square foot addition to an existing daycare, subject to the following conditions:

1. That the City Engineer shall have final approval of all engineering related issues, and
2. That all Architectural Advisor comments shall be met.

Commissioner Cooper seconded the motion.

VOTE: Y 6 N 0

(Emerick absent)

AMENDMENT TO A FINAL DEVELOPMENT PLAN

Applicant: Elite Land Title, LLC c/o Robert Corwin
Location: 75 Lincoln Street
Zoning: (DB) Downtown Business District
Request: To review an Amendment of an approved Final Development Plan in order to construct a garage.

Robert Corwin, Elite Land Title, said he is proposing to build a 3 car garage on the west corner of the site where his new building is sitting. He should have built the garage while his building was being built but he didn't. One of his main concern is leaving 19 parking spots. He is running out of parking spots. He built the building to grow into and he is at full capacity. Business is good. The garage will match the existing building, using Hardi-plank on the outside and matching the color. It will be a basic 3 car garage, used for parking.

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

Staff had hoped for a little more detail, a little more labeling on the submitted drawings. The roof pitch is at 6:12 but should be at 7:12 to match the Downtown Architectural Guidelines. Staff would like more trim details. We want to make certain the garage will match the existing building. Staff doesn't foresee the applicant not making sure both buildings match. Staff is fine with the additional square footage. Staff would like to mention, if the main

building expands in the future, additional parking would be required. The addition of the garage would add the needed additional parking. The request is consistent with the Comprehensive Plan. A new business is needing additional storage. The Plan is all about helping existing businesses grow. Staff recommends approval subject to the Architectural Advisor's comments.

Chris Meyers, Architectural Advisor, said the windows shown in the drawing don't look like they match. Mr. Corwin said the windows will match. Mr. Meyers said he was sure the windows would match but what is shown in the drawings doesn't. There is a different casing, there is no grid work in the window. He asked the applicant to make sure the windows match. Mr. Corwin said the new windows which were installed after the fire have no grids in the windows. Mr. Meyers said what is important is that the windows match. Mr. Meyers said he doesn't think the variation between the 6:12 and 7:12 roof pitch will ever be noticed. The standard pre-fab trusses coming in 6' seem fine to him. Mr. Meyers said his last question is about lighting. No lighting is shown on the drawing. He suggested canned lighting in the soffit to down light.

Vice Chairman Fusch opened this item to public comment. Hearing none Vice Chairman Fusch closed the public comment session and opened the floor for comments and questions from the Commission.

Commissioner Cooper said he had no problem with the garage being built as long as the Architectural Advisor's comments are adhered to and as long as Staff verifies the buildings match.

Commissioner Jester had no comments or questions.

Commissioner Boysko asked if there is a setback variance requirement. Mr. Corwin said there is a setback on the tree line from the retention pond. Mr. Betz said this isn't a primary structure. Mr. Kambo said there is a 5' setback requirement for accessory structures. Commissioner Boysko asked if the existing tree will stay with the garage being put in. Mr. Corwin said the tree will stay. The tree won't be affected. Commissioner Boysko asked if the garage will be far enough away from the tree. Mr. Corwin said yes. Mr. Betz said he suggested connecting the walk.

Commissioner Little said he is good with the proposal. He agrees the garage needs to complement the existing structure with the trim details. Staff should review after a final design is prepared. Approval should be granted accordingly.

Commissioner Hartranft said he had no further comments or questions.

Vice Chairman Fusch said as long as the garage matches the existing building in details he is OK with it. Mr. Corwin said there is a stone detail on the existing building but it would cost a small fortune to put a stone detail on the garage. Vice Chairman Fusch said this is fine. He is fine with the applicant working with Staff to make sure all details are met. Mr. Corwin said he loves having his business in Powell. His staff loves it so they are here for a long time.

MOTION: Commissioner Little moved to approve an Amendment to a Final Development Plan for the property located at 75 Lincoln Street as represented by Elite Land Title, LLC c/o Robert Corwin, in order to construct a garage, subject to the following conditions:

1. That all Architectural Advisor comments shall be met, and
2. That all final trim details shall align with the existing structure, and
3. That Staff shall approve the final design and all additional engineering details as necessary.

Commissioner Boysko seconded the motion.

VOTE: Y 6 N 0

(Emerick absent)

OTHER COMMISSION BUSINESS

No additional business.

ADJOURNMENT

MOTION: Chairman Emerick moved at 8:39 p.m. to adjourn the meeting. The Commission seconded the motion. By unanimous consent, the meeting was adjourned.

DATE MINUTES APPROVED: December 14, 2016

/s/ Richard Fusch 1/13/17

Richard Fusch
Vice Chairman

Date

Leilani Napier
Leilani Napier
Planning & Zoning Clerk

