



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 25, 2017

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Don Emerick on Wednesday, January 25, 2017 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. Richard Fusch was absent.

STAFF ITEMS

No Staff items.

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 Cooper moved to approve the minutes of January 11, 2017. Commissioner Jester seconded the motion. By unanimous consent the minutes were approved.

PRELIMINARY DEVELOPMENT 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 Residential District
Request: To review a plan for a proposed residential subdivision consisting of 183 units on approximately 109 acres.

Tom Hart, Lawyer, Isaac Wiles, Two Miranova Place, Columbus, said he is the lawyer for Pulte Homes. Matt Callahan, Vice President, Pulte Homes; Greg Chillog, Landscape Architect, The Edge Group; Julie Mott, Pulte Homes; and Molly Gwen, Isaac Wiles are present with him. They will present their request as a team. He will provide a brief overview of the goals of the development. Mr. Chillog will walk through the details of the site amenities, design themes and the planning which has gone into the development. We think this development will be a very nice place to live.

Mr. Hart:

- Their Plan largely meets Code and the Comprehensive Plan.
- This proposal has been before City Council a couple times for annexation review.
- They have been before P&Z twice with a Sketch Plan.
- This proposal is going to result in very positive property values.
- Both the single-family homes and the empty nester homes will average \$500,000.
- This home value compares very favorably with the existing homes in Golf Village and the homes on Hunters Bend.
- Their plan is preserving natural features and natural areas. There is a rural theme.
- The development will feature the #1 desired amenity in most communities now; connected multi-use paths.
- The development will be providing an alternate housing choice with the empty nester homes. There will be 67 empty nester homes.
- There will be a small number of estate lots.

Greg Chillog, Landscape Architect, The Edge Group, said he will cover the elements which influenced the site plan.

- Their plan is a "responsive" Development Plan. The plan responds to the City's Comprehensive Plan by providing a mixture of housing types.
- The site responds to the surrounding land uses and respects what has come before us. They paid attention to the sizes of lots around their site and where those lots are.
- The site responds to the natural features. The path system has been integrated into the open space system.
- The site responds to the history of the area. The name, branding and theming is based on the history.
- The lot sizes to the north of their site are approximately 110' lots to 150' lots. Golf Village has 80' lots. There is undeveloped agricultural land to the south.
- Elements on their site include woodlands, tree rows and wetland areas.
- Their design process took into account the surrounding lot sizes and the site elements.
- They looked at and thought about whether there is a large setback area along Steitz Road; how the site drains and where the retention areas should be placed; centrally located open spaces for park areas; how to link open spaces; how to link the two communities across Steitz Road; connections to the existing neighbors; how to connect internal pods of homes and where the entrance should be placed.
- There are distinct development zones on their site; where to place homes and roads.
- Their larger lots have been placed near the larger lots in neighboring communities.
- The lot sizes transition down from 100' lots to 90' lots in the center, and then to 85' lots in the southern most section.
- The empty nester homes are placed on the west side of Steitz Road to create an exclusive feel.
- A 75' buffer of green space will be between the empty nester homes and the adjacent homes.
- There are existing attached condos already present to the side of their proposed empty nester homes.
- The estate lots will be located next to the empty nester homes.
- The development will be called Carpenter's Mill. The history of the area includes a pioneer who was one of the original settlers of the area, Captain Nathan Carpenter. Mr. Carpenter built a mill in the area. He met his demise in 1814 as he was returning on his horse from the Delaware area. He was thrown off of his horse into a ravine. He had to yell for help and was found but didn't survive the accident. This story is the inspiration for their branding and theme.
- There will be an entry feature which will have a pioneer character similar to a mill. There may be some waterfall action over rocks.
- There will be a central park area in the single-family home side. There will be a playground and an open picnic shelter. The shelter will take on the character of an old barn.
- The entry feature for the empty nester homes and estate lots will be more traditional. A sign panel which will hang on a wood framed structure.
- There will be a critical path connection in the northeast corner of the site, onto Wildflower Drive. The land is approximately 30' wide. The path will go between a couple single-family homes. There is a drainage swale which runs along the property line. There is a catch basin. They need to keep the path on the high side when they design the path. There is a 3' or 4' slope from the high point. There is existing landscaping on a property owner's lot. They are proposing more landscaping to create privacy for the home owner. They will put a low fence in along the path as a demarcation element to keep people on the path so they don't infringe on the home owner's property. The low fence is similar to a low fence in Golf Village.

Mr. Hart presented the Commission with a handout showing a summary of the proposed subdivision home values compared to surrounding communities (Exhibit A2).

- The summary uses the County Auditor's fair market value figures and a compilation of recent sales figures. Real market data is captured.
- The summary shows the average home values for Liberty Village west of Steitz Road, the Windsong community east of Steitz Road, the Golf Village homes which wrap around their proposed development and the center island Golf Village properties which are golf course lots.
- The summary also includes the values of the quad-plex condos in The Village at Scioto Reserve to the west of Liberty Village.
- There are some similar empty nester homes in The Homestead at Scioto Reserve which are included in the summary.
- The summary includes the most current data from the Columbus Board of Realtors which shows all home sales in Powell through November 2016. The average was almost \$358,000.00 at a cost per square foot of \$136.00.
- There is a blended market value of approximately \$480,000.00 of the surrounding, existing homes. This compares very favorably with the values of their proposed homes.
- The condos in The Village at Scioto Reserve are selling today for \$188,000.00. The Homestead empty nester homes are selling for \$300,000.00.
- The Windsong homes at the build line are mostly 80' lots. They are placing their biggest lots, 100' lots, against the Windsong lots.

- There will be a substantial buffer between their 100' lots and the Windsong lots. They are committed in their landscape plans to enhance the buffer with additional tree plantings. The buffer along the Windsong side is more substantial than along the Golf Village area. They are trying to do a little better than the existing conditions.
- The value of the homes along the Windsong side will be approximately \$525,000.00. This protects property values.
- The empty nester homes are pulled away from the Liberty Village property lines. There should be approximately 265' between the backs of the proposed empty nester homes and the backs of the Liberty Village homes.
- There will be approximately 75' of tree buffer between the empty nester homes and Liberty Village.
- The empty nester homes serve a different purpose. They function and perform differently in the market place. The intensity of use is different. The City's Comprehensive Plan addresses this on pages 10 & 11. 21% of Powell residents are over 55. 36% are over 45. There is a very large group of people moving through their middle age years.
- 83% of the homes in Powell are traditional single-family homes. There is a need for a different housing choice. We want to give residents a choice to stay in their community, in a home which is very comparable in value to the home they raised their children in.
- The empty nester homes will all have an owner's suite on the main floor with a second bedroom on the first floor. The lots are smaller because people in this age bracket don't want a large lot to maintain. There is documented data which shows empty nester people drive less, creating less traffic. Especially at peak times.
- They won't have an age restriction in place for the empty nester homes.
- Their packet also included a traffic study which has been approved by the County Engineer and the City Engineer.
- In terms of trip distribution, 39% of the traffic from the proposed site will go north on Steitz Road. Approximately 61% of traffic will go south on Steitz Road. These figures are for both sub-areas.
- Some traffic will flow to and from the subdivision connections. The study concluded the traffic flow will not be enough to impact the overall distribution conclusions.
- In terms of A.M. and P.M. peaks, the A.M. peak (a 60 minute duration) generates 138 trips from the entire site. If you stand on a corner and watch traffic, this is an average of 2.3 trips per minute. The P.M. peak is higher with 181 trips or an average of 3 trips per minute.
- The traffic study, based on volumes and the access points, said both north and south left-turn lanes into the developments will be required. Pulte will be constructing the left-turn lanes with a taper of approximately 285' for both. The whole north to south portion of Steitz Road will see a turn lane widening which will amount to 3 lanes. The length of Steitz Road which includes the development will be improved. Commissioner Jester asked Mr. Hart to show specifically where the road will be improved. Mr. Hart said from the start of their development to the end of their development. There will be 2 left-turn lanes, making 3 lanes so traffic can keep flowing without having to stop and wait on people turning left. Commissioner Jester asked which side of the road the turn lanes will be on. Mr. Hart said both sides. Commissioner Jester asked if there will be a deceleration lane. Mr. Betz said no, there will be a turn lane. Mr. Hart said there will be a full turn lane going both ways. Mr. Betz said the through lane will make a right into the development. Mr. Hart said the traffic study did not call for right-turn lanes, just a left-turn lane. Commissioner Jester said another lane will be added to Steitz Road. Mr. Hart said correct.
- The traffic study found a traffic signal is not warranted at the Rutherford Road and Steitz Road intersection.
- The traffic study found the signal timing for the signal at Home Road and Steitz Road might need to be adjusted. It is very close to what it needs to be. The recent improvements at Home Road and Steitz Road will accommodate the new development.
- The study assumed all traffic will use Steitz Road and not exit out into other neighborhoods. The County and City Engineers do this so they can see what improvements we as the developer will be responsible for. The study doesn't take into account some traffic will use the subdivision connections, even though small amounts. Page 4 of the study does recognize there will be some traffic using the subdivision connections. The Engineers have to make sure the developer pays their fair share.
- Commissioner Boysko asked if the traffic study took into account the type of housing, specifically the empty nester homes. Mr. Hart said no. The traffic engineer they utilized is a very conservative traffic engineer. He said traffic in the real world should be less due to the empty nester homes but the study doesn't take the empty nester homes into account. The study assumes all homes are full, traditional single-family homes because there will be no age restriction on the empty nester homes. Commissioner Boysko said there are allowances for empty nester homes. Mr. Betz and Mr. Hart said this is correct.
- Matt Callahan with Pulte Homes said traffic engineers will typically predict approximately 10 trips per day for a single-family home and approximately 6 trips per day for 55 and over, detached type of homes. There is an approximate 40% reduction in traffic. This study assumes a worst case scenario.

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

PROJECT BACKGROUND

The Commission is hearing the Preliminary Development Plan, the second of three steps in the City's process. After a Preliminary Development Plan is voted on by the Commission a Final Development Plan will be submitted. Greater detail will be provided in the Final Development Plan. City Council will have final approval. The annexation has been submitted to the Delaware County Commissioners and was approved. The annexation is now in a sixty (60) day waiting period before going to City Council sometime in March or April. Staff would like to take the Final Development Plan and the annexation to Council at the same time.

The Sketch Plan first came before the Commission in late 2015. The applicant worked through 2016 on finalizing property acquisition and developing a phenomenal subdivision which fits well within the character of and continued growth of the City. This request has followed recommendations within our Comprehensive Plan and Zoning Code guidelines, with a few exceptions in setbacks.

PROPOSAL OVERVIEW

The proposal is for 111 traditional, single-family units, 67 active adult patio homes and 5 estate lots. There is 27 acres of open space which is 25% of the site. There will be large open spaces along Steitz Road. No lots will have homes backing to Steitz Road.

CHANGES SINCE LAST SUBMISSION

The Plan now shows utility layouts, dimensioned lot sizes, a phasing plan, a traffic impact analysis, some landscape details and architectural design criteria. There has been an adjustment in the number of reserves. Reserve O on the east side of the property has been added and is being utilized to preserve a tree row.

STAFF COMMENTS

There will be one access off of Steitz Road for the east development with a series of loop streets throughout the development. There is one stub road to the south on the east side of the site and one connecting to the street to the north. The west development also has one access point off of Steitz Road with a loop system and one cul-de-sac. A common access driveway will be established for accessing the 3 lots off of the cul-de-sac. They will utilize language from Delaware Regional Planning for common access driveways. Two lots will have a single driveway off of Steitz Road, which exists today.

Staff did review the traffic study. The County Engineer had no more comments on the study and accepts the results and recommendations. Staff feels there should be a stub road to the south in place of lots 135 & 136. A stub road would provide another opportunity in a later phase to connect developments. Staff thinks the property to the south will eventually be developed. A future development would have its own access to Steitz Road but a stub road would allow connection. The traffic study did take into account a similar number of homes per acre on the vacant land if developed. There were no improvements required in the traffic study at the intersection of Rutherford Road and Steitz Road. An examination and tweaking of the traffic signal at Home Road and Steitz Road may be needed.

Not only is the immediate area being affected by this development but there will be regional growth in Liberty Township and Concord Township. In the past year, numerous subdivisions have been approved beyond the intersection of Hyatts Road and Steitz Road. Steitz Road will be extended up to Clark Shaw Road, through the properties. There will be 1,003 new lots. There will be open spaces and pathways. There is further development which is going to happen in the townships outside of Powell. The County Engineer is taking proactive steps by extending Steitz Road to Clark Shaw Road and will utilize Hyatts Road and Clark Shaw Road as access to Sawmill Parkway.

Sanitary sewer will come from the west and the south. All of the storm water travels from the east to the west. The property is a part of the Scioto watershed, draining into the Scioto River. There will be storm sewers on the perimeter to capture backyard drainage. The adjacent properties to the east and north won't have any storm water running onto their properties. The storm water will run away from the properties. Staff has already spoken with one property owner about drainage issues.

ORDINANCE REVIEW

The eleven (11) items have been met in Staff's opinion. There are a few divergences outlined in the text on pages 14 and 15 of the proposal. The developer has wide enough lots to encourage side load garages, which adds to home values, but side yard setbacks need to be adjusted to a minimum side yard at 5'. A lot coverage divergence

of 27% is being requested for the traditional homes and 40% for the patio homes. The lot coverage for the patio homes is consistent with other patio homes in the area.

COMPREHENSIVE PLAN CONSISTENCY

This proposal is consistent with the City's Comprehensive Plan. The applicant did a great job protecting natural areas.

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Development Plan with the six (6) conditions listed in the Staff Report.

Chris Meyers, Architectural Advisor, asked Mr. Chillog to answer some questions.

- Reserve area N in the northeast area of the development shows the path connection tying into Golf Village, between lots 4351 and 3197. Is there any plan for illumination along the path? The path cuts through some dense woods. Will there be site lighting or are there safety concerns which need to be considered? Mr. Chillog said they haven't addressed this as yet. They could work through path lighting in the Final Development Plan. Mr. Meyers recommended looking at pedestrian pathway lighting. He isn't suggesting big parking lot security lighting. You don't want to create a light disturbance for the houses close by. Lighting would give clarity on where people should be and where they shouldn't be.
- Suggested a better awareness of the mature trees; to what degree are the trees mature, healthy, what is the drainage like, will the tree areas be supplemented or left alone. There appears to be a pretty wooded area on the west side of the development.
- In section 2, there is a mounding detail which he thinks is to create a buffer. Suggested reconsidering the shaping of the mounding; it looks very commercial. Maybe the mounding could look more natural.
- Is the wetlands area being used for storm water management or is it more of an aesthetic and protected feature? Mr. Chillog said they are protected based on their delineation. He believes they have to feed the wetlands to maintain them. He isn't sure. They won't use them as major storm water drainage management. Mr. Meyers said to double check the engineering. It looks like everything is piping away from the wetlands in the drawings. A good amount of attention needs to be paid to the wetlands so they don't look like a weed filled swamp.
- The drawing looks like there will be a zip line at the playground. Is this correct? Mr. Chillog said there are elements which are suggestive of a zip line. The final elements will determine whether the park is public or not. Mr. Meyers said more detail on the park components needs to be provided, zooming in on the layout.
- He likes the fact there is a story line being added to the entry features. He is concerned the architecture comes across as looking fake rather than authentic. The entry features shouldn't look like the home builder built it. It shouldn't match the homes. Attention needs to be given to the details for the period intended. Look at the degree of trim on the structure, the details of a building from the period intended. Window proportions and the conditions of windows from that period; historical conditions. Drawings don't show gutters or downspouts. You would need to really extend the edge of the roof and treat it with a drip edge. Enhance the stone and add a water table base. Consider a metal roof. The mill building appears to be unoccupied and just an iconic feature. Is there anything in the building like pumps? Mr. Chillog said it will be a stage prop without anything in it. Mr. Meyers asked if they have thought about where school bus stops might be. Mr. Chillog said no. Mr. Meyers said maybe this building could be a bus stop place to stand in the winter.
- Powell has a real good historical architectural guidelines. Recommended looking at the guidelines.
- Will the shelter in the center of the site be open? Will there be any restrooms? Mr. Chillog said the shelter will be open with no restrooms. Mr. Meyers recommended making sure there are no hidden spaces where teenagers can hang out or hide. Keep the shelter as open and visible as possible. Mr. Chillog said there may be one side.
- The layout of the lots seems fine. Add some thought to lot 68, the head-in lot on the western development. He is concerned about headlights shining right into the front porch and windows. Lots 1, 58, 73, 142, 143, 163, 164 and 183 are all inward front facing lots but have a side presence to Steitz Road. These lots shouldn't be treated as unresolved side walls or rear walls of the homes. There needs to be an awareness these properties will have a real prominent presence to the visibility of the development.

Chairman Emerick opened this item to public comment.

Ross Kuhns, 4210 Hunters Bend, said he is speaking on behalf of people on his side of the road. The earlier drawing showed 2 entrances into the subdivision. He is concerned the sleepy side has 2 entrances and the busy, soccer mom side only has 1 entrance. If the largest portion of traffic is going to go south, it might help alleviate traffic to have an entrance on the south end. It would be nice to see 3 entrances versus just 2. If people are going to use Hunters Bend on the north side, the width of Hunters Bend is only wide enough for 2 cars. People walk all of the

time. Increased traffic through this area will create a problem. He knows the development is going in but the flow out to Steitz Road needs to be improved.

Mike Pechinak, 8038 Wildflower Dr., said he lives in the house which is directly adjacent to where the path will go in. He came to the Commission before and expressed concern about the loss of their privacy. He is concerned about Steitz Road being a drag strip. He is skeptical of the traffic study just because he knows the way the road is driven. More traffic is going to be added. He hasn't heard any discussion about the schools. Their schools are already over-populated, especially Liberty high school. There is going to be more kids feeding into their schools. He hasn't seen the cost benefit analysis for this development but it only makes sense for the City if the tax revenues from these homes is enough to cover the cost of maintaining and policing. If it is going to take 8 years to build the subdivision, when will the costs break even and when will the City make money. He would like to see the financials. He thought he heard \$67,000 which is a drop in the bucket and he isn't sure it is worth it. He would like to see if this makes sense fiscally for the City.

Les Wibberley, 5005 Bay Hill Dr., said he lives on the south side of Rutherford Road, a little bit west of Steitz Road. He was surprised to hear the results of the traffic study. Steitz Road, especially down towards Rutherford Road, is a very narrow road. There is already a lot of traffic. The intersection of Steitz and Rutherford is a dicey intersection. The visibility is not good. Cars often pull out in front of oncoming cars creating near accidents. A lot of traffic is going to be added. He personally believes the intersection needs to be improved somehow in this process. If the infrastructure isn't improved before all the houses go in there will be problems. He is a member of the OPAL Trails group. They look at improving the safety of pedestrians, runners and bike riders through the area. Steitz Road today is a major corridor for bicyclists to go north to the river. It is already dangerous to ride a bike, walk or run on Steitz Road. What is the width of the proposed trail? 10'? Mr. Betz said the width is 8'. Mr. Wibberley said the current recommendation for major trail connectors is 10'. He suggested making the paths 10'. It would be great to get the trail built to Rutherford Road. He urged reconsideration of the assessment no improvement is needed at Rutherford and Steitz Roads. There needs to be a left-hand turn lane onto Rutherford Road. The majority of the traffic is going to go towards Rutherford Road. Traffic already builds up.

Bonnie Goodson, 7956 Steitz Road, said Pulte has done some homework and seems to be trying to make a development which looks like it will fit in with a few other developments. She still wishes some lots would be done away with to decrease the density. She serves on the Liberty Township Zoning Commission so she is always concerned when a house faces where car headlights will shine in. She is always asking developers if they would buy this house. She thinks the lot should be absorbed instead of having a home there. She thanked Mr. Betz for mentioning the development which will be going in above Liberty Township and the continuation of Steitz Road to Clark Shaw. As a Zoning Commission member for Liberty Township, they had nothing to do with these developments. Concord Township is their own people. They say yes to everything. Her biggest concern across the board is how all of the development is going to affect Steitz Road. Steitz Road is narrow. Her home is closest to the road. She isn't advocating to extend because she will have cars running right by her front porch. Today was trash day. She leaves at varying times because she is a nurse at Riverside. When she took the trash out around 9:00, she stood there a couple minutes and counted 5 cars in 5 seconds, traveling 45 – 50 mph. She multiplied this using what the traffic people used and came up with about 10 cars per minute without any additional developing. She is sure the traffic person is nice but she has her doubts about the figures. At 7:15, you have all the high school kids going to the high school and the people going to work early so they miss the school zone. She already gets in a line of cars at Rutherford and Steitz, 3 to 4 cars waiting. She has to agree, she doesn't know why they are saying no improvements are needed at Rutherford and Steitz. A decade from now we are going to have 1,000 homes emptying out. She realizes they are taking the road up to Clark Shaw and they are hoping people will go to Clark Shaw to Sawmill and down but she knows this isn't going to happen. The majority of people work in this direction. They are going to want to avoid the high school and the big Kroger store which wants to go in. She could keep naming reasons why people are going to try. We all do it. We ask, how can we run through this neighborhood and avoid 2 traffic lights. She feels really bad for her neighbors right at the Rutherford thing. Their quality of life is going to go kaput. They are going to have cars lined up in front of their houses. Trying to get out of their driveways is going to be difficult. She knows the Commission has a hard decision. What can we do to make this better? She isn't sure more entrances onto Steitz Road is going to make a difference. She is OK with what is proposed. She knows she only has 3 minutes and she is probably into 6 minutes by now. She also wanted to mention she is a tree hugger. She has runners and walkers in her family. There is one big oak tree, huge oak tree, which sits at the northeast corner of the west section. It is a beautiful tree. It is right in the fence line. It may have grown wild. She isn't sure if it sits on what was her grandfather's property or on the Shelly property. The tree needs to be saved if at all possible. When they come down with sewer and lines, nothing happens to the trees for the first couple of years but you then watch the tree decline. She has lost quite a bit of trees and she is replacing them. She has a concern about a zip line. She is thinking liability and accountability. Who is going to be watching the kids? There are some safety issues. The park idea is nice. She asked if people from Liberty Township will be welcome on the paths.

Someone told her within the last week there are people who are unhappy people were using the paths in Golf Village. Commissioner Hartranft said the paths in Golf Village are for the golf course and are private property. Ms. Goodson said it is hard to determine that. A path is a path. People can cross over the bridge. Commissioner Hartranft said the bridge is public. Ms. Goodson said she can walk from one side of the bridge to the other side but she can't walk on the paths. Commissioner Hartranft said you can take the bridge to the public paths. Ms. Goodson asked if the paths in the new development will be open to the runners and walkers in her family. She isn't a mounding fan. She understands the reason for mounding. As time goes on, HOAs really struggle. She sees it in Dublin and Worthington. People don't want to become HOA presidents because it is a big job. People don't want to pay their fees. It doesn't get mowed. Their signs look bad. She is wondering who is really going to take care of the entry feature mill 10 or 15 years from now.

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

Commissioner Hartranft thanked the public for coming to the meeting. The developer gave a really good presentation. They thoroughly explained how they see an open field and all of their thoughts which go into developing the area. Very informative. He liked the plan initially. He likes the senior homes. There is a lot of interest in these types of homes. He likes the thought put into placing larger lot sizes against similar sized lots in existing neighborhoods. He likes linking all of the bike paths. The styles of houses and the materials used will be covered in the Final Development Plan. Commissioner Hartranft asked Mr. Betz what the rationale is for having another stub road to the south. Mr. Betz said a similar type of development may go in to the south. Mr. Kambo said the more access points a development can have the better. Commissioner Hartranft said he is mixed on the public park. He could go either way. Steitz Road is currently patrolled by the County Sheriff. When the area is annexed, Powell Police will have authority and can patrol the road. Mr. Betz said correct. The area hasn't been annexed yet. Commissioner Hartranft said when it is annexed Powell Police will patrol more frequently. Mr. Betz said we believe so. The Police also have a Stealth-Stat which is a box put on a pedestal. The box keeps the statistics on the number of vehicles and their speed at different times. This allows the Police to establish a pattern in speeding. They will know when to go out and patrol. Commissioner Hartranft said this would help the drag racing. Commissioner Hartranft asked if we know of any improvements Liberty Township may make to the intersection of Rutherford and Steitz. Mr. Betz said this would be up to the County Engineer's office. Staff can have further communications with the County Engineer. Right now the traffic study says no improvements are needed based on 2027 traffic. However, the County Engineer will be studying this intersection. Commissioner Hartranft said he agrees with the residents. The intersection is tricky.

Commissioner Little said he appreciates the public coming and their input. They provided input before and the applicant has incorporated some of their comments. He encouraged the public to continue to be involved in the process. The Commission does listen and tries to take ideas and use them. The Comprehensive Plan was just completed and the Plan confirms there is a demand for high-end, empty nester homes. The Plan also identifies conservation districts, particularly with property north of Powell, where we are trying to encourage a lot of open spaces with clustering of homes within the open spaces. They are trying to write Code right now which describes what a conservation district is. This request is not a conservation district but with 25% open space the development is headed in this direction. We are pushing for 50% open space in the property north of Powell. We don't want to see all of the fields north of Powell turned into cookie-cutter homes. We are going to want to look at landscaping in the Final Development Plan. We will want to look at the tree inventory. We should talk about the merits of a public versus HOA park at the Final Development Plan. If the park is going to be open for kids living in other neighborhoods, the bike path needs to be there and traffic will go both ways. Hunters Bend will see minimal traffic since there are 4 exits on the east side. The comments about Rutherford and Steitz are valid. It is a bad intersection due to visibility. City Staff should reach out to the County Engineer and ask for a safety study. Stop signs might make sense. Commissioner Little asked what the total length of the development is, north to south on Steitz. Mr. Betz said 1,200'. Commissioner Little asked if he heard there is going to be 284' of total turn lane. Mr. Hart said the turn lane tapers. There will be approximately 285'. Mr. Betz said there will be a diverging taper of 50' on each side, then 280' of turn lane on each side. This is a total of 870' of diverging taper and turn lane on each side plus the 60' of right-of-way. This would be a little short of the total length on Steitz Road. The road improvement would be the entire length because there needs to be side ditch drainage improvements and pavement improvements. The pavement needs improved. Shoulders will also need improved. The entire length will be improved. Commissioner Little said he would like the developer to consider improving the total length of their property to allow for 3 lanes. Mr. Betz said Commissioner Little wants the pavement there for future 3 lanes. Staff will have to check with the County Engineer to see if this is their final intent, a 3 lane road. He doesn't know if this is the County's intent. Mr. Betz said these types of conversations will have to continue. Commissioner Little asked the applicant to work with the surrounding HOAs to try and be a good neighbor. Home architecture and amenity details should be shown in

the Final Development Plan. He is good with the requested divergences as long as the developer takes care of Steitz Road and the stub road Staff is asking for.

Commissioner Boysko said a recurring theme is the increased traffic, the impact on Steitz Road and then the intersection of Rutherford and Steitz. If there is anything the City or the applicant can do to encourage a re-evaluation of the intersection, a re-evaluation should be encouraged. He was very impressed with the presentation and how the property is going to be developed. The applicant took into consideration the history and existing features to create a great community as opposed to a development. He is a bit disappointed there isn't a second connection from the cul-de-sac to Steitz Road. He understands the limitation so he does encourage the second stub road to the south. Commissioner Boysko said he knows the impact on schools is looked at. He asked what factor is used to calculate the number of children. Mr. Betz said the school district does their own planning for their future needs. They have their own projections to analyze growth and project needs. They are seeing a very big uptake in elementary school age children. They take into account growth factors. When the City talks with the school district about new developments the school district indicates they study growth patterns and they plan for it. Commissioner Boysko asked if the school district took into account half of this development is for empty nester homes. Mr. Betz said the school district would have considered the development to be all single-family homes with a greater number of children so their projections will be higher than the actual outcome of this development. Commissioner Boysko said the school district is similar to the traffic study, more conservative. Mr. Betz said absolutely. Commissioner Boysko asked Mr. Hart if they have met with the HOAs. Mr. Hart said they requested a meeting with the Windsong HOA but couldn't get the meeting set up as yet. They will meet with Windsong next Tuesday. They are happy to meet with the other HOAs. Commissioner Boysko encourage the applicant to meet with the HOAs, especially those of the home owners who will be directly affected by the bike path through their yard.

Commissioner Jester said the applicant did a great job on designing the development. The development and improvement of Steitz Road is just as important as the development itself. Everybody has concerns. He would like to see a drawing or layout of Steitz Road showing the lanes and how the lanes will work. It would help seeing it. If Steitz Road isn't done right we will have problems. Steitz Road is critical. Commissioner Jester asked when improvements on Steitz Road would start. Mr. Betz said the road would be improved as the first section is being built. Commissioner Jester said Steitz Road is his major concern.

Commissioner Cooper thanked everyone for coming to the meeting. The applicant put together a great Preliminary Development Plan. He hasn't seen a better one. The project is great. He appreciates the public input. He drove on Steitz Road today toward Rutherford Road with the intent of turning left. The visibility looking east on Rutherford is not good at this intersection. There are a couple plateaus which makes it difficult to see cars. If the car is going 45 or 50 mph there is going to be a problem. Mr. Betz said they will talk with the County Engineer about the possibility of stop signs, a speed limit study, and safety issues.

Chairman Emerick thanked the applicant for the work they put into the Preliminary Development Plan. He looks forward to seeing the Final Development Plan. He thanked the public for their input. The Commission values their input.

MOTION: Commissioner Little moved to approve the Preliminary Development Plan Review for the proposed residential subdivision consisting of 183 units on approximately 109 acres, located at Steitz Road and Hunters Bend as represented by Pulte Homes of Ohio LLC, subject to the following condition(s):

1. That the applicant shall continue to work with City Staff and the County Engineer to finalize the details of the necessary roadway improvements related to this development, with particular attention to the design of left-hand turn lanes north and southbound on Steitz Road and any County Engineer improvement requirements at the intersection of Rutherford Road and Steitz Road, and
2. That a stub street shall be included, connecting this development to the Miller property to the south, in place of Lots 135 and 136, and
3. That the divergences requested on pages 13 through 15 of the Preliminary Development Plan text shall be granted as submitted, and
4. That the Planning & Zoning Commission shall make a recommendation to City Council at the time of the Final Development Plan as to whether or not the proposed park development on Reserve K should be dedicated for public use, and
5. That the applicant shall continue discussions with the City Engineer's office regarding engineering concerns and all City Engineer's comments shall be taken into account at the Final Development Plan, and
6. That street names shall be submitted at the Final Development Plan, and
7. That all Architectural Advisor comments shall be incorporated into the Final Development Plan, and
8. That the applicant shall consider ten (10) foot bike paths versus the currently proposed eight (8) feet paths, and

9. That a comparison of public versus HOA overseen parks shall be provided at the Final Development Plan, and
10. That Staff shall request an evaluation by the County Engineer of potential safety issues at the intersection of Rutherford Road and Steitz Road prior to the Final Development Plan, and
11. That the applicant shall reach out to the surrounding HOAs to establish a neighborly working relationship and attempt to take into account the HOA's recommendations and/or suggestions as reasonable, and
12. That the applicant shall consider the request to improve the full length of Steitz Road, within the applicant's north and south borders of the development.

Commissioner Cooper seconded the motion.

VOTE: Y 6 N 0

(Fusch absent)

OTHER COMMISSION BUSINESS

No further business.

ADJOURNMENT

MOTION: Chairman Emerick moved at 9:13 p.m. to adjourn the meeting. The Commission seconded the motion. By unanimous consent, the meeting was adjourned.

DATE MINUTES APPROVED: February 8, 2017

Donald D. Emerick

Donald Emerick
Chairman



Leilani Napier

Leilani Napier
Planning & Zoning Clerk

3/22/17

Date

