



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

February 8, 2017

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Don Emerick on Wednesday, February 8, 2017 at 7:00 p.m. Commissioners present included Shawn Boysko, Ed Cooper, Trent Hartranft, Joe Jester and Bill Little. Also present were Rocky Kambo, GIS/Planner; Chris Meyers, Architectural Advisor; Leilani Napier, Planning & Zoning Clerk and interested parties. Richard Fusch was absent.

STAFF ITEMS

Mr. Kambo showed the Commission the updates made to the Powell Architectural Guidelines and advised the updates were visual only. No content was updated.

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 25, 2017. Commissioner Little seconded the motion. By unanimous consent the minutes were approved.

SKETCH PLAN REVIEW

Applicant:	The Ellis Co. Ltd./Cole Ellis
Location:	72 Industrial Park Place
Existing Zoning:	(PI) Planned Industrial District
Request:	To review a proposal to renovate an existing self-storage site to remove boat and RV storage and replace it with new self-storage buildings.

Joe Miller, Attorney, Vorys, Slater, Seymour and Pease, 52 East Gay Street, Columbus, said he is the attorney for the applicant, Cole Ellis. The storage facility is changing hands. Mr. Ellis plans to remove all outdoor boat and RV storage and expand the storage facility. Mr. Ellis has a great track record around town, with a very attractive product. This request will proceed likewise.

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

PROJECT BACKGROUND

The existing structures were approved in 1986. There are six (6) buildings along the north side of the site. Four additional buildings were proposed for the south side of the site but only one of those four buildings were ever built. The existing owner wanted to use the site for boat and RV storage until they felt the other buildings were needed.

PROPOSAL OVERVIEW

The new applicant is going through the process of purchasing the site. The proposal is to retain the six buildings on the northern side of the site, demolish the one existing building on the south side of the site and build seven (7) additional new buildings on the open space of the site. The buildings will be spaced out with the appropriate access space. All boat and RV storage will be removed. All storage will be enclosed and inside.

COMPREHENSIVE PLAN CONSISTENCY

New commercial development should contribute to both the service needs and the economic/fiscal well-being of the City. This proposal does. Storage facilities don't require a lot of City services. A drive by of the police may be needed. A storage facility is relatively inexpensive to maintain from a City standpoint.

STAFF COMMENTS

Overall, Staff is in favor of the proposal. Staff likes the idea of removing the boat and RV storage and adding buildings for inside storage; it is a good intensification of the site. The visual impact on the neighbors is lessened. The spacing and number of buildings is a good use of the site. Future plans should make specific mention of the lot coverage divergence needed. The lot coverage is higher than what the Planned Industrial District Zoning allows. This is a Sketch Plan review so no motion by the Commission is necessary. Comments and statements aren't binding. This review is informal and establishes communication to determine whether the request is on the right track.

STAFF RECOMMENDATION

Staff does recommend the applicant continue on to the Preliminary Development Plan stage.

Chris Meyers, Architectural Advisor, asked if the existing building which goes north to south is going away. Mr. Ellis said yes. Mr. Meyers asked if seven new buildings are going to be built. Mr. Ellis said correct. Mr. Meyers said the applicant is in the perfect spot for this type of building. The site is completely surrounded by so many other things and the applicant is adding to a facility which is already present. Lighting, security, fencing and the regular details need to be addressed as this request moves forward through the process. There are condos to the west. Mr. Meyers asked the applicant if he has spoken with the condo association. He is curious if the condo association has any concerns. Mr. Ellis said he has had no communication with the condo association. He has met with Development Staff only. Mr. Kambo said postcards were mailed out to surrounding residents notifying them of tonight's meeting. Staff received a phone call today from one of the condo residents. She is located directly behind the storage facility site. Mr. Kambo said he informed her the new facility is going to look nicer than the existing facility. The lady calling said she can't see what is located on the site anyway; the trees screen her view. Mr. Meyers recommended reaching out to the condo association. Future details should give an understanding of what all four sides of the buildings are going to look like. Mr. Ellis said the lighting is all interior for each building. The lighting is all down lighting wall packs. Light won't shine up. Fencing will be placed in between buildings such as buildings G, D and A. Currently there is a wood fence, board on board. He is open to using any material, board on board or making the fence look like a brick wall. There will be an exit gate between buildings G and F, along Industrial Parkway. The gate will be black, simulated wrought iron. People will go in the gate by the office and go towards the office. The existing gate, which is just north of building E, will be the entrance gate. One way in and one way out at the other gate. Commissioner Hartranft asked if everyone will go out the same gate. Mr. Ellis said yes. There will be landscaping put in front of the entrance gate. The drawings show parking in front of building E. He was unsure of the parking requirements. Currently there are parking spaces to the southeast of the office but the area isn't paved. Currently there are U-Haul trucks parked but those are going away. He isn't in the truck rental business. There is a storm ditch in the center of the site. He wants to get rid of the ditch and have all water stored underground in the parking lot area. The ditch is an eye sore. He will redecorate the office area. He wants to use his colors. His colors are a dark cedar red with a dark tan. Colors are earth tone, appealing colors. He will show colors at the next step. The perimeter of the property will be protected by the buildings themselves which makes for an appealing look. There will be landscaping and grass. The neighborhood is very quiet. Mr. Meyers asked if there will be power or plumbing. Mr. Ellis said building B and E will be climate controlled buildings with hallway systems inside. They may insulate one of the existing buildings in the future for climate control because this seems to be the more desirable form of storing. He will have building elevations with his next submittal. Building C will be 100% metal with steel doors. Commissioner Little asked if the new buildings will have internal hallways as opposed to the current buildings which all have external doors. Mr. Ellis said yes there will be internal hallways. Commissioner Little asked if access to the units will be inside. Mr. Ellis said yes, through a hallway system. Building D is 40' in depth. The larger units facing the north driveway will have a hallway every other 100', going through the building. The smaller units will be off the inside hallways. Commissioner Little asked if the only external doors will be with the larger units. Mr. Ellis said yes. All of the new exterior doors will be a minimum of 8' wide. All of the small doors will be on the inside. Commissioner Boysko asked if there is going to be a combination of both exterior 8' overhead doors and internal hallways. Mr. Ellis said correct. Commissioner Boysko said one of the drawings looked like buildings B and C were future buildings. Mr. Ellis said he is planning on building all seven buildings at once.

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

Commissioner Cooper thanked the applicant for bringing the proposal to the Commission. He thinks the request is an improvement for the site. He thinks the buildings will look much nicer than all of the boats and RVs. He suggested breaking up the long look of the exterior of buildings G, D and A on the west and south sides. They look so long. Mr. Meyers might be able to make some suggestions. It doesn't have to be anything costly. The sides seem massive. The request is heading in the right direction and he looks forward to seeing the next step.

Commissioner Jester said he thinks this is good for Powell and a good investment for the applicant. He is glad to see the site be cleaned up.

Commissioner Boysko said he agrees with the comments made so far. He will be looking for a lot of clarifications in the Preliminary Development Plan. The drawings show landscaping along the buildings. Is this new landscaping? Mr. Ellis said yes. Commissioner Boysko asked if the landscaping will be along all four sides of the site or just in limited areas. Mr. Ellis said he shows landscaping in front of the new buildings only right now. He hasn't spent a lot of time at the site. His plan is to replace anything they tear down. He doesn't know if existing trees are on the property or if any need torn down. He will leave all trees which can stay. He is planning on adding additional trees to break up the buildings. Commissioner Boysko said he understands buildings A, D and G will serve as security walls for the site, with fencing in between the buildings. As you progress around to the north, is there an existing fence which is going to be maintained or repaired? Mr. Ellis said he hasn't spent a lot of time on the site. He is under contract with the seller to purchase but he has only done a preliminary site visit. He hasn't done a full site visit because he wanted to get comments and direction from the Commission first. If the fencing is bad and in need of repair, he will definitely be improving. He is trying to improve the whole property. The whole property will probably be re-paved. The existing buildings will probably be re-painted to match the new. New doors and new fencing are probably going to go in. It is going to be a big face lift. Commissioner Boysko said the property was developed in 1986 so it is in need of maintenance. Mr. Ellis said the property is in need of TLC. Commissioner Boysko asked if there will be dumpsters on site. Mr. Ellis said he typically only has one dumpster on site. He will probably locate the dumpster to the north of the office. He will fence in the area so the dumpster isn't visible from the road. The dumpster will be for staff use only. They won't allow any customers to use the dumpsters. The gates stay locked. Commissioner Boysko asked if the buildings will have a simulated brick. Mr. Ellis said it is a concrete product called Nichiha. He will bring a sample to the next meeting. It is a concrete based panel. It is an expensive product which looks very nice. Commissioner Boysko asked if this product would just be used on the perimeter sides with the interior sides being metal. Mr. Ellis said yes.

Commissioner Little thanked the applicant for coming before the Commission. He thinks getting rid of the boat and RV storage is an improvement for the property. He thought the Commission would have to talk about what could be done with the south and west sides of the buildings but Mr. Ellis is already aware. Will the fencing only be put up between the buildings? Mr. Ellis said yes. Commissioner Little asked how much space is between the buildings. Mr. Ellis said there is 30' and 40' between the buildings. There is 37' between building B and the existing buildings. He has shared his plans with the fire department and the turning radius is acceptable. The fire department asked for some type of access through the gates after hours. There will be a siren activated system. All the fire department has to do is blow a siren and the gates will go up. Commissioner Little said it is a fair trade to allow setback variances if Mr. Ellis is going to try and make the visible sides of the property attractive, if he needs a little more space. Breaking up the mass of the buildings on the south and west sides would help. You don't want to throw a lot of architectural money into storage buildings but something to break up the mass would be great. Mr. Meyers is really good giving ideas on how to do this. If anyone has problems it will be pertaining to traffic. Traffic with this type of facility is minimal. He looks forward to seeing the Preliminary Development Plan.

Commissioner Hartranft said he appreciates the applicant coming before the Commission. The plan is nice and will fit the site well. Will the applicant work with City Engineering on the underground detention? Mr. Kambo said yes. Commissioner Hartranft said previous storage facility requests generated concerns about people working out of storage units. Will there be a rental agreement which will prevent people from running a small business in their unit? Mr. Ellis said no electricity is supplied, no lighting. The agreement will show restrictions; no hazardous materials, no gasoline, shot gun shells, anything which can explode. A lot of people do run their businesses out of storage units. Over the years, commercial tenants have dropped. He doesn't know the balance between commercial and residential tenants but it is primarily residential; at least 75 to 80% residential. Commercial tenants can be painting companies, landscaping companies. Commissioner Hartranft said he is comfortable with people storing their products but he doesn't want a workshop being run. Mr. Ellis said they monitor the site. There will be dozens of security cameras on the site. They will track suspicious activity. Commissioner Hartranft said if there is no electricity it will help defeat workshops. Pictures of the interior of those buildings with hallways would help them understand. They would have a visualization of the building.

Commissioner Little asked the applicant to proactively meet with the condo HOA.

Chairman Emerick thanked the applicant. He thinks the renovations will be an improvement. He agrees with all of the comments from the Commission. He looks forward to seeing the Preliminary Development Plan.

OTHER COMMISSION BUSINESS

Mr. Kambo said there is no further business. There won't be a second meeting in February.

ADJOURNMENT

MOTION: Chairman Emerick moved at 7:36 p.m. to adjourn the meeting. The Commission seconded the motion. By unanimous consent, the meeting was adjourned.

DATE MINUTES APPROVED: March 8, 2017

Donald Emerick

Donald Emerick
Chairman



Leilani Napier 3/22/17

Leilani Napier
Planning & Zoning Clerk

Date