



City of Powell, Ohio

Planning & Zoning Commission

Donald Emerick, Chairman

Vice Chairman (Vacant)

Shawn Boysko

Ed Cooper

Trent Hartranft

Joe Jester

Bill Little

Chris Meyers, AIA, Architectural Advisor

MEETING MINUTES

May 10, 2017

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Don Emerick on Wednesday, May 10, 2017 at 7:00 p.m. Commissioners present included Shawn Boysko, 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. Ed Cooper was absent.

STAFF ITEMS

Mr. Betz advised the Commission an e-mail was sent regarding open Commission and Committee appointments. P&Z has one opening. Advise friends or neighbors who might want to participate.

HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

Chairman Emerick opened the public comment session. Hearing none, he closed the public comment session.

APPROVAL OF MINUTES

MOTION: Commissioner Jester moved to approve the minutes of April 26, 2017. Commissioner Little seconded the motion. By unanimous consent the minutes were approved.

SKETCH PLAN REVIEW

Applicant: Beatz Studio
Location: 80 Clairedan Drive
Existing Zoning: (PC) Planned Commercial District
Request: To review a proposal to construct a dance studio on 1.18 acres.

Chris Winkle, Gandeey Heydinger Group, 642 Brooksedge Blvd., Westerville, said they are proposing a dance studio, Beatz Studio, on 80 Clairedan Drive. The building is approximately 4,400 SF with a studio style dance hall in the back, restrooms, an office and a waiting area for parents. There will be a parking lot with a trash enclosure. The building elevations show the office area in the front, which is smaller than the dance area in the back. The main entry will be off the front of the building with a sidewalk. A secondary entrance will be located in the dance area. There will be a fold-up door which would allow equipment to be moved in such as DJ equipment to play music. The roof will be asphalt shingles to match other businesses in the area. There will be peaks above the windows similar to the other buildings. They had to abide by the Wolfe Commerce Park restrictions so they added stone to the front of their building, board and batten siding and shake shingles. There is a 35' setback between the buildings so the detention will be off to the side. They are still working out the details of the detention area. His site plans show what the owners could do in the future if they want to expand.

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

PROJECT BACKGROUND

The property is in the Wolf Commerce Park which is established for non-retail type commercial uses. The proposal is for a private recreational facility type use, which is a permitted use. The Zoning Plan was done in the late 1980's. A proposed office building was approved some time ago but was never built. The property has been marketed for a long time.

Staff has discussed the requirements of the Wolfe Commerce Park with the applicant. The applicant has met the Code and Pedestrian Scale Guidelines as close as possible. Staff would like Mr. Meyers to give architectural guidance to the applicant. Staff feels the large roof area could benefit from a transom dormer to break up the roof area. The gymnastics studio to the north did this with their roof. Staff recommends filling in the porch area,

which looks like stone is missing, with stone. The applicant might want to consider faux windows in the office area and smaller, high windows on the back side. If an addition is decided upon in the future, the windows could be removed for an addition. The applicant is following the previous site plan which was approved, with the building on the east side of the lot, parking on the west side of the lot, trying to match the driveway up, with the detention area on the side. Plans show where a future addition and parking could go in the back of the lot. Staff doesn't feel the business would create a lot of trash so we recommend using rolling, curbside trash cans rather than dumpsters. This would protect the parking lot from heavy trash trucks. Mr. Winkle said this is a good suggestion. Mr. Betz said Staff feels the applicant can show they meet landscaping requirements as they go through the development plan process. Staff does recommend the applicant move forward with a development plan.

Chris Meyers, Architectural Advisor, said there is a 25' setback on the east side of the building. The plan says "proposed detention". He asked how the proposed detention will be buffered off of the building and property line. The detention area seems to be jammed in. Mr. Winkle said the detention area is a little jammed in but it is a little misleading too. The site is one acre so the detention area doesn't have to be very big. The area will end up being more of a long, 2 or 3 feet ditch. There will be grass which will be mowed. The detention area will be a dry pond. Mr. Meyers said he is sure they can engineer the area and get the City Engineer's input. Mr. Winkle said he would have liked the detention area to be on the west side but the west side is already carrying all of the storm water from all of the other developments. He had hoped to add into the west side detention but the site is too narrow. Mr. Meyers said work it out with the City Engineer. The more you put detention in proximity to property lines and adjacent buildings, there is room for concern from adjacent property owners. Mr. Meyers asked if the parking area towards the north is proposed for future use if future building expansion happens. Mr. Winkle said yes. Wolfe Commerce Code says the building can only be 150' long. Mr. Meyers asked what the nature of the business is going to be. Will there be dance classes for kids? Mr. Winkle said yes. Mr. Meyers said they have seen facilities such as this where busy parents drop off kids and not park. Sometimes the parents just wait. There is a gymnastics facility to the north which has lines of cars dropping off and picking up. A straight in and straight back out parking configuration is proposed. He is wondering if a more thoughtful parking configuration with a turn area could be planned to prevent congestion. Mr. Meyers asked what the total height of the building is. Mr. Winkle said 31'. Mr. Meyers asked if there is a height restriction. Mr. Betz said 31' is fine. Mr. Meyers said Staff's suggestion for dormer windows is good. The roof has turned into a very big feature and dormer windows would break the roof up. He does have a concern about the north elevation. He understands the north side is backed up to potential future development but the view from Seldom Seen Road is one of the busiest traffic areas in Powell. The north elevation will be a prominent elevation even though it isn't the front door of the building. It deserves some attention and not treated as a blank wall. Mr. Winkle said the distance is over 210'. Mr. Meyers said the human eye can see about 4 miles. The plans appear to be a pole barn construction. Is there any concern about acoustics with music from classes and the adjacent tenants? Has Commerce Park been approached about acoustic levels? Mr. Winkle said no. Mr. Meyers said he is trying to prevent angry neighbors. Claire Jolliff with Wolfe Commerce Park spoke from back in the audience (inaudible). Mr. Meyers suggested bringing samples of materials, colors, finishes, signage, exterior illumination, landscape plans and plans which show where all building utilities (electric meters, gas meters and condensing units) will be located with the next plans. This is a good start.

Chairman Emerick opened this item to public comment.

Claire Jolliff, Wolfe Commerce Park, said they are the original authors of the covenants and restrictions. She is the property manager. She came tonight to see what the applicant is proposing. Our family likes to keep in tune with what is being done with property once it is sold. They are all for development. They want to make sure they have the opportunity to meet with applicants. They want to make sure the roof, building materials and the outside of the building meets continuity of the area. The covenants and restrictions were written over 20 years ago. They understand times have changed but they want to be neighborly and be kept in the loop. If there is something in the covenants and restrictions which just doesn't make sense for today's styles, they are willing to talk about changes. They want to keep with the brick look and shingled roofs. They would like to be able to review plans and give their input.

Mr. Winkle said they would like to request a combined Preliminary and Final Development Plan. They would like to get started on construction before winter comes.

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

Commissioner Jester said he didn't understand the parking. Mr. Winkle said he left the two parking spaces at the very top of the lot striped to allow space for cars to turn around. They have provided a sidewalk which goes the whole length. People can walk over to the sidewalk and get to the building. It is a dead-end parking lot.

Commissioner Jester said there will be a lot of kids running in and out. Mr. Winkle said this is why they have the sidewalk. Commissioner Jester asked if cars will go in and out the same area. Mr. Betz said not having a dumpster area might allow for more of a turn-around area. Mr. Winkle said he can go back to the owner and suggest moving the handicap parking spaces down and put in a pull off area near the door so there is a spot to pull over and drop kids off without blocking traffic. A gymnastics business has been mentioned and he knows they have a loop around area but his site doesn't have the width for something like that. Maybe they can compromise. Commissioner Jester said he supports Staff's recommendations for the building design.

Commissioner Boysko said he agrees with Staff's and Mr. Meyers' comments. It is important to have four-sided architecture. Landscaping should screen mechanical units. He is concerned with the parking. The parking ratio used is based on the net area of the dance studio, 1:100, as opposed to the gross area of the entire building. Mr. Winkle said this is what Code requires. He met with Staff and broke it down this way due to Code. Mr. Betz said the owner should take a look at their business plan; how many people they will have at any one time, coming and going at two different times; classes switching out. This needs to be figured out so problems aren't caused. Parking is allowed on Clairedan. Commissioner Jester said we don't want parking on Clairedan though. Mr. Betz said no, we don't promote parking on Clairedan or count the spaces, but parking is allowed. Parking already happens on Clairedan. Commissioner Boysko said he was questioning whether the future development should be considered. Mr. Winkle said the owners don't have plans for future growth yet. He was just showing them what they could do. Commissioner Boysko asked if the future development would be all dance studio, which increases parking ratios, or will there be other areas. It is very important to think through all of this and the possibility of the need for more parking. Mr. Winkle said there is room for another row of parking. He agrees the concern will be future parking. Commissioner Boysko said he appreciates the challenges of getting in and out of parking lots. Cars could be queued up onto Clairedan. He suggested considering shifting the entrance from the front of the building to the side. An entrance on the side could create better alignment with cars pulling in and out. Mr. Winkle said he originally had the entrance on the side but the owners wanted the front look. Commissioner Boysko said aesthetically a front entrance might be better but functionally a side entrance might be better. It is something to consider. Mr. Betz suggested putting in a small loop area. Staff will work with the applicant to figure out the best plan.

Commissioner Little said listening to Staff, Mr. Meyers' and Commissioner Boysko's comments, the comments are all very similar. If all comments are incorporated into the Preliminary Development Plan, he would be good. The use is appropriate. It would be advantageous to put together a story or image of how the business will function, traffic volumes and timings if you would like to combine the Preliminary and Final Development Plan. Mr. Winkle said he wrote a note. He will talk with the owner and discuss everything. Commissioner Little said he is OK with combining the Preliminary and Final Development Plans. He will query the Commission. The applicant will need to pay attention to all details and pay close attention to all comments made tonight.

Commissioner Hartranft said he thinks the applicant is heading in the right direction. He doesn't mind combining the Preliminary and Final Development Plans as long as everything mentioned tonight is addressed. He doesn't have anything new to add.

Chairman Emerick asked what the hours of operation will be. Mr. Winkle said he didn't know. A lady and a man in the audience responded (inaudible). Mr. Winkle said he thinks hours will be evenings and Saturdays. Chairman Emerick said it appears as if there is only one training area so the number of students is going to be somewhat limited. Typically you have multiple dance studios with various types of dance. Mr. Winkle said the owners have an existing facility on Sawmill. Chairman Emerick said to work with Staff on all recommendations if they are going to combine development plans.

Commissioner Little moved to allow for the submission of a combined Preliminary and Final Development Plan for a proposal to construct a dance studio on 1.18 acres, for the property located at 80 Clairedan Drive as represented by Beatz Studio.

Commissioner Boysko seconded the motion.

Vote: Y-5 N-0

(Cooper absent)

SKETCH PLAN REVIEW

Applicant:	DJCF Holdings LLC
Location:	18 – 36 Grace Drive
Existing Zoning:	(PC) Planned Commercial District
Request:	To review a proposal to construct an addition to an existing building to be used as warehouse and retail space for a brewery.

Matt Franz, DJCF Holdings, 18 - 36 Grace Drive, said he is one of the owners and Property Manager of Grace Plaza. They are interested in adding a 3,000 SF building to the property; 1,500 SF of warehouse and 1,500 SF of retail space, on the east side of the property. They have 2 parcels; one is basically all parking and the other is the existing 15,600 SF of mixed use offices and retail space. The tenant they would like to incorporate into the new space is a nano brewery, which is a unique feature in Powell. The business is growing and would like to have more space. Their goal is to keep the cost per SF as low as possible, which will translate into low rent for the tenant. His Plaza tends to feature a lot of small businesses which are starting up. Low rent is what makes Grace Drive unique. Rent isn't \$25 per SF. They have retail and office space which is cost effective for new businesses. Grace Drive has a lot of warehouses and doesn't have a lot of unique architectural features. They want to spruce up the front portion of the retail and put the energy and costs into making the front look nice for people coming around Grace Drive. They want to incorporate a covered patio with some type of fire pit. They have a tenant in mind but they want to build a space which is two separate units, customized for this tenant. Ten years from now, if they have a new tenant, they can split the areas for two separate tenants. They presented basic ideas on the interior portion of the plans. They will work with the tenant when they get further into the process. Most of the utility items will go on the east side, towards the Post Office. There is a sewer line into a spillway between their property and the Post Office. They will work closely with the City. They want 3,000 SF additional space but they may need to shorten this a little due to setbacks. Site cost is a priority. Dave Renkes is their Architect and Civil Engineer. Mr. Meyers asked if the plan is for a brand new building. Mr. Betz said yes and will go on the east side of the property.

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

Staff has been working with Ill Mannered for some time now, trying to find them space to grow but stay in Powell. The Plaza is full which makes it difficult for Ill Mannered. There is a day care facility on Grace Drive and residences behind the Plaza. The City has heard some concerns from the residences in the past but none since the new owner has taken over the Plaza. The new owner has done a tremendous job of getting a good mix of tenants, keeping the property maintained and making the necessary updates.

This proposal is to put a 3,000 SF new building towards the east side. Some of the new building would encroach into the existing parking and into the existing green area where there are pine trees. The pine trees would have to be removed. They might want to consider moving the whole building forward as much as possible and shorten the patio to allow for a good buffer to the back. If the pine trees are healthy they could be moved to the back area. Pine trees have very shallow root systems and are easy to move. Mr. Franz said these pine trees are in pretty bad shape. Mr. Betz said if the pine trees can't be moved, new trees can be added. It would be nice to have as much buffer as possible. Mr. Betz said Staff received an e-mail late today from a concerned resident (Exhibit 1A). A copy of the e-mail was handed out to the Commission. Commissioner Little asked if it is possible to vacate the right-of-way. Mr. Betz said it is possible but the City doesn't like doing this.

Mr. Betz said there is a lot coverage divergence. The Staff Report spells out the divergence needed. Mr. Franz said the Staff Report says they have 1.3 acres but they have 1.8 acres with both parcels. Mr. Betz said they will revise/recalculate this. He thinks there will still need to be a divergence. Mr. Franz agreed. Mr. Betz said he doesn't think a new building in the proposed location would cause much of a problem. The nano brewery is very small and the operation is very clean. There are no odors. They have never had any issues with noise from their existing patio. They aren't open real late. He personally lives 100' from a larger brewery and he has no problems with smells from the brewery.

The building plans are too sketchy to even comment on. Mr. Meyers might have suggestions. Staff recommends moving on to the Preliminary Development Plan and then a separate Final Development Plan.

Chris Meyers, Architectural Advisor, said one of the features of Ill Mannered is food trucks. The site design and floor plan seems to show bar service only. He doesn't see a kitchen. He is assuming that if there is food, it is still food truck service. Mr. Franz said yes, they really haven't discussed what Ill Mannered would do. The interior sketch is just real initial. There would be some type of kitchen but there is no intention to add food to the business. They have to offer some type of food to maintain their alcohol license. Mr. Meyers said thought needs to go into the site design if there are going to be food trucks. Thought needs to go into where the food trucks could go and whether there is power, lighting or clear access. It is a smart idea to have the brewing area towards the north. Brewers are craftsmen and artists. They are very neat, clean and tidy. The space will create a buffer between the residential area to the north and the visibility to the south. The process of making beer is a really cool process to see. The visibility of the space should play into the architecture, especially the west elevation. There is an opportunity to allow a glimpse into the brewing process. People who go to a place like this for a beer love the process of how the beer is made. Making this a component of the building design could be a benefit. There will always be a concern of sound, trash, and people having too many beers when there is a patio involved. Grace Drive has

become a big thoroughfare. You have enormous visibility right on the slow point of Grace Drive. He recognizes cost is a priority but the feature of an outdoor space has to be done really well. The visibility the space will represent for the whole community is important. Details, materials, products, color, windows, light fixtures, mechanicals locations, vent locations, etc. all need to be provided at the next step. Architecture doesn't have to be expensive to be great. Architecture can be done in a very interesting way, allowing the activity of what goes on inside be a part of the design. Let the energy and activity of a great place such as Ill Mannered become a part of what the building looks like. Mr. Franz said this is right in line with what they want to accomplish. An industrial look is popular with a brewery. Mr. Meyers said it is cheaper too. Mr. Franz said they were interested in getting feedback so they know what to incorporate in the Preliminary Development Plan. A lot of what Mr. Meyers said has already been discussed. Mr. Meyers said we are anxious to see the next step. These types of businesses and opportunities in Powell are what makes Powell unique. We aren't just a community filled with chain restaurants. We have character and uniqueness. It would be nice to see the proposed building represent this.

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 Hartranft said he agrees with Staff and Mr. Meyers' comments. The area is a high visibility area and a good destination site. Make the outside of the building fitting with the community and make it distinguish itself. If Mr. Meyers' recommendations are incorporated, the applicant will be fine. What are the current hours of the current brewery and patio?

Tom Ayers, Ill Mannered Brewing Co., 30 Grace Drive, said he is the owner. The current hours are 4:00 p.m. to 10:00 p.m., Wednesdays and Thursdays; 3:00 p.m. to 10:00 p.m., Fridays and Saturdays; 12:00 p.m. to 6:00 p.m. Sundays.

Commissioner Hartranft asked if 10:00 p.m. is the latest they are open. Mr. Ayers said yes. Commissioner Hartranft asked if they have bands. Mr. Ayers said no. Commissioner Hartranft asked if there were plans to have bands. Mr. Ayers said not in the immediate plans. Commissioner Hartranft said the e-mail from the resident expresses concerns with bands. Mr. Ayers said they have a home speaker right now. Commissioner Hartranft said he thinks the expansion will be welcomed in the community. Everyone wants a good neighbor.

Commissioner Little suggested working with the neighbors to the north and be a good neighbor. He thinks the use is appropriate; it is the current use. This is a transitional opportunity to make the area attractive. It is important to keep a successful business in Powell. You need to make sure there is enough parking for the use. The Post Office has excess parking. Maybe an agreement can be worked out for over-flow parking. The volume of people will be higher than what is current. Mr. Franz said they did a study. He has never seen the parking lot full except on Touch-a-Truck day. Parking isn't a real big concern with the hours of the business. It would be an added cost if they had to change the flow of parking. Commissioner Little said he looks forward to the Preliminary Development Plan.

Commissioner Boysko said he agrees with the comments made. He strongly agrees with Mr. Meyers' comment about pushing the building forward will create a high level of visibility. How the building and patio are articulated will be very important. Mr. Franz said it would save money if they don't have to bust out the curb. They will be re-doing the entire asphalt for the entire site. Commissioner Boysko said it is going to be a challenge working with the storm water area. The impervious area is being increased. Mr. Franz said they will work closely with Staff. Commissioner Boysko asked Mr. Franz to walk through the parking space calculations. How does it compare to the required parking? Mr. Franz said they used what the previous owner thought they needed. We found a lot of our office spaces, especially the larger, square foot spaces, don't have as many customers coming in. They aren't retail spaces. They looked at daily usage versus nightly usage. Ill Mannered and the Mojo to Go aren't open during the day. They showed the minimum and maximum based on day or night. They will lose 7 or 8 spaces by putting the new building in. Commissioner Boysko asked how the calculation aligns with parking requirements. Mr. Franz said it is based on square foot. With the 15,600 SF they have, they are required to have 66 parking spaces. They think it is better to look at actual employees; one parking space per employee and then one parking space for every three seats for retail space. The retail space for Mojo to Go is 1,000 SF; the 2,000 SF unit is half kitchen/carry-out. There aren't many seats for customers. The retail space for the brewery will be 1,500 SF but 500 SF will be bathrooms and the bar. There aren't a ton of seats which would require more parking spaces. They looked at the actual tenants and the actual design of the units. This is a better metric to figure out how many parking spaces are really needed. Commissioner Boysko asked where in the calculations he can see the total parking provided. Mr. Franz said the wording says 66 parking spaces currently. The new addition would take them down to 57 parking spaces. They will be re-stripping the entire lot so they will be able to save themselves a few spaces. Commissioner Boysko asked if Mr. Franz sees a need for a shared parking agreement with the adjacent owner. Mr. Franz said the plaza across the street doesn't restrict their parking. We don't either. We both have shared parking. Gallo's customers park in his parking lot. Special events are the only things which affect his parking. He has never seen

the need for more parking. Mr. Betz said Ill Mannered now has 23 or 24 seats and they have the whole lot. It makes sense to look at parking in this manner as opposed to Code. Commissioner Boysko said he understands and appreciates. Ill Mannered is increasing in size and Mr. Franz said he already has Gallo's over-flow parking. The lot could start to fill up. Mr. Franz said if we added more restaurants or nightly users it would be a concern. They could place a restriction on the remaining spaces. As a property owner of multiple spaces, he wants office space, not a bunch of restaurants. Mr. Kambo said they have been encouraging businesses to work with neighbors. There is a potential to use Big Hearts Little Hands lot too. Their hours are going to be completely opposite. He urged Mr. Franz to have a conversation with Big Hearts Little Hands on a parking agreement. Mr. Franz said Big Hearts Little Hands is currently parking in his lot during their construction phases. He wouldn't restrict his parking and they haven't restricted theirs. The Post Office isn't the best over-flow plan. There is already a sign stating it is a government building. Mr. Kambo said trying to deal with the Federal government isn't the best option. Commissioner Little asked if the Post Office is private property leased by the government. Ms. Jolliff spoke from the audience (inaudible). Commissioner Little asked if the government restricts parking on their leased properties. Ms. Jolliff spoke from the audience (inaudible). Commissioner Boysko said Mr. Meyers mentioned trying to integrate the brewery part with the restaurant or the seating part. This would be a great accommodation. Is there going to be a kitchen? Mr. Ayers said they will probably put a kitchen in but they have no intention to open up a full-service kitchen. From an alcohol licensing perspective, they have to have some minimal level of food service. Food service is an option but they don't intend to get into it. Commissioner Boysko asked if it would ever get to the point they don't need food trucks. Mr. Ayers said they will retain the option to have food trucks. People like them bringing in a variety of different food trucks. Mr. Betz said they have to provide a minimal amount of food, even just snacks. They don't need a full blown food service. Mr. Ayers said it is a very modest amount of food they provide. Mr. Kambo said food trucks and breweries are kind of a package deal. Mr. Ayers said people like a variety of beer and they like the rotating food trucks. It is interesting and fun. The community likes the food trucks. They get a lot of walk up customers from the neighborhoods. We have a good connection going on. Mr. Franz said he has been pushing for a space which could be a kitchen some day for a future tenant. They are talking about roughing in just enough space for the future.

Commissioner Jester asked if every resident received notification of this project. Mr. Betz said yes. We received one e-mail from a property owner. He spoke with another resident who doesn't have a problem with this proposal. Commissioner Jester asked if there is any fencing between the property and the residents. Mr. Betz said there is already fencing. Mr. Franz said the trees are mature too. If we end up taking the dead looking pines trees down, they can do a lot of tree work. A lot of their landscaping needs re-done; it hasn't been taken care of. Fresh, new trees might be the best solution for a little more buffer. Mr. Betz said there is a lot of tree line and fencing. Commissioner Jester said he would like to see the plans in the next Plan. The e-mail bothers him. He understand the sensitivity of the concern about noise. He asked the applicant to show them what will be done. Mr. Betz said more noise comes from the Post Office than from any other business in the area. The loading dock and the early morning trucks make noise. Ms. Jolliff made comments from the audience (inaudible).

Chairman Emerick said he echoed the comments mentioned. He will be interested in seeing more information with the next Plan.

FINAL DEVELOPMENT PLAN REVIEW

Applicant:	Margello Development Company
Location:	West of Sawmill Road at Zion Drive
Existing Zoning:	(PC) Planned Commercial District
Request:	To review a Final Development Plan proposal to construct two vehicle storage buildings and two commercial buildings on a 4.49 acre site.

Vince Margello, 3967 Presidential Parkway, said he is presenting the Final Development Plan. He will turn the floor over to Staff. He thinks everything has been covered in past meetings.

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

PROJECT BACKGROUND

Staff has been reviewing this parcel for almost 2 years now.

CHANGES SINCE LAST SUBMISSION

The applicant wants to complete Phase 3 in two phases. The buildings out front would be completed first and the two buildings in the back would be completed second. There will be a two phase approach to the construction. There has been one change to the buildings. One side of the buildings will have a stone lip. Staff recommended

adding the stone lip. The south elevation of building 4 will have stone and Hardi-plank on top. The north side of building 5 has been shrunk a little to add some parking spaces to the north. The applicant has submitted what Staff is calling Option A and Option B. Option B was submitted while the Staff Report was being written. Option B changes the proposed storage units to office/warehouse space. The entire site would be office/warehouse. Staff has no issue with Option B. Overall, having more office space in Powell would be better than storage space. Mr. Kambo asked if Mr. Margello had a drawing of Option B to present. Mr. Margello said no, it is a mirror image of the previous office/warehouse drawing. Mr. Kambo said plans now show the connection to the northern site to open up parking. All parking to the north of this proposed site will be available. The applicant tried to see if they could get an agreement with the property owner to the south to allow for one access drive to Sawmill Road. Staff also tried to get in touch with the owner. Staff provided a copy of the e-mail from Mr. Steve Ussery (Exhibit 1B). The owner wasn't in favor of sharing their driveway with adjoining neighbors.

ORDINANCE REVIEW

The development will be 2 phased. The development should take no more than 12 months. The site is bound by 2 major roadways; Sawmill Parkway and Old Sawmill Road. The roadway network is sufficient to handle any additional traffic. The site is surrounded by commercial and industrial uses all around. There is some residential to the east. Surrounding uses won't be hindered by this development. There are no foreseen issues with utility services. The Assistant City Engineer has looked at the site and has no issues at this stage in the review.

COMPREHENSIVE PLAN CONSISTENCY

This proposal is bringing in commercial development, it is good for the tax base and it is good for the residents.

STAFF COMMENTS

Staff is in support of this development. The applicant used a more stringent parking analysis; one space for every 200 SF of use. This is primarily for office space use. This development is office and warehouse. Staff recommends one space for every 400 SF which is consistent with Wolfe Commerce Park. Option A would require 268 parking spaces and Option B would require 332 parking spaces. The proposal shows 229 parking spaces. The access to the northern site provides more than enough parking. Parking is a divergence. Lot coverage will be a divergence. Drawings weren't provided for Option B but Staff will assume lot coverage will still be over the allowed 20%. Staff doesn't believe this is a major divergence taking into consideration the type of use. The proposal is providing more green space than what is required.

STAFF RECOMMENDATION

Staff does recommend approval with the conditions listed in the Staff Report. Mr. Kambo said he would remove #3 of the conditions listed in the Staff Report as long as #4 is included. Mr. Betz asked Mr. Margello if he will commit to putting the bike path in along Presidential Parkway instead of the east side of the site, which has been discussed. Mr. Margello said yes.

Chris Meyers, Architectural Advisor, said everything matches perfectly to the conversations we have had since the beginning. The drawings have picked up all of the details. Mr. Meyers asked about the "optional" high windows in buildings #5 and #6. When the word "optional" is used he is worried there will be a randomness of high windows. Mr. Margello said the second building back has already been rented out. It is going to be a sports facility. They will have the high windows for light to come in. The high windows won't be in the building facing Old Sawmill Road. Mr. Meyers said the drawing shows building #6 facing Old Sawmill Road. Mr. Betz and Mr. Margello said building #5 is the only building which will have high windows. Building #6 will not have high windows. Mr. Meyers recommended taking off the word "optional" and just indicate where high windows will be so it is clear for everyone in the future.

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 Jester asked if there is any fencing around the site or if the site is wide open. Mr. Margello said no fencing. Commissioner Jester asked about security. Mr. Margello said there is no security risk. If they put in storage units, there is no parking outside. The units will be locked. There is no security issue to warrant fencing. The units are more like executive RV units for people to store their extra cars or extra toys in.

Commissioner Boysko asked if the required parking is 360 or 370. Has the number been downgraded based on office/warehouse use? Mr. Kambo said yes. Commissioner Boysko said the use isn't office, it is retail. Mr. Betz said no. The retail is in the front building. Commissioner Boysko said the plan says retail. Mr. Kambo asked if Commissioner Boysko was looking at the plans. Commissioner Boysko said yes, he is looking at the plans. Mr. Kambo said don't look at the plans. The parking piece of the plans isn't correct. That's why he re-did the parking

calculations. Mr. Betz said look at the Staff Report. The plan maker did a horrible job. The Staff Report replaces it. Mr. Kambo said Staff has taken retail into consideration and the requirements per each type of use. Commissioner Boysko said it calculates out 1:200. Phase 1 shows 1:400. Mr. Betz said don't pay attention to the site plan. It is messed up. Mr. Clark messed it up. Staff re-did the calculations in the text of the Staff Report. Mr. Kambo and Mr. Betz apologized for the confusion.

Commissioner Little said he is good with the proposal. Mr. Margello puts out a good project and we can trust he will do this.

Commissioner Hartranft said he is good also. He asked if the issue with the Wedgewood Management Company has been resolved. Mr. Margello asked if he meant Davidson Phillips. Commissioner Hartranft said yes. Mr. Margello said he made a business decision. He would fight and win. No one from Powell is concerned Mr. Ruma broke those deed restrictions by allowing all vinyl apartments across the street. And, there is a car wash with 20 some blue balls for trash cans and a \$5 wash sign. Commissioner Hartranft asked if the City is OK with this. Mr. Betz said yes. Commissioner Hartranft asked if the City will be in the middle of anything. Mr. Betz said no. No matter what we approve, we didn't have any concern.

Chairman Emerick said he had no additional comments.

MOTION: Commissioner Little moved to approve the Final Development Plan for a proposal to construct two vehicle storage buildings and two commercial buildings on a 4.49 acre site, for the property located at West Sawmill Road and Zion Drive as represented by Margello Development Co., subject to the following condition(s):

1. That the applicant shall work with the City Engineer to finalize all engineering plans, and
2. That both Option A and Option B shall be approved with a final administrative review by Staff, and
3. That the variance for 229 parking spaces shall be allowed; with connection to the adjacent, under-utilized parking lots being provided, and
4. That the applicant shall provide a bike path along Presidential Parkway as previously discussed, and
5. That all Architectural Advisor comments shall be addressed, and
6. That the applicant shall clean up all Plat plan errors and omissions prior to submitting Final Development Plan to City Council, and
7. That the divergence for lot coverage over 20% shall be allowed.

Commissioner Jester seconded the motion.

VOTE: Y 5 N 0 (Cooper absent)

OTHER COMMISSION BUSINESS

The Commission discussed nominating a Vice Chairman.

Commissioner Little nominated Ed Cooper as Planning & Zoning Vice Chairman.

Commissioner Hartranft seconded the nomination.

Vote: Y 5 N 0 (Cooper absent)

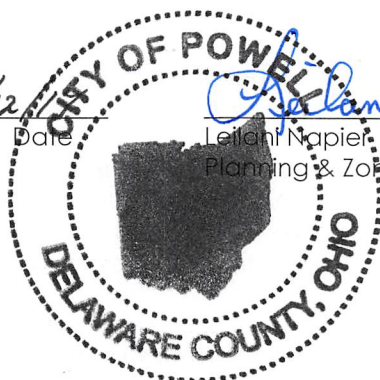
ADJOURNMENT

MOTION: Chairman Emerick moved at 8:38 p.m. to adjourn the meeting. The Commission seconded the motion. By unanimous consent, the meeting was adjourned.

DATE MINUTES APPROVED: June 14, 2017


Donald Emerick
Chairman

7/12/17
Date




Leland Napier
Planning & Zoning Clerk

7/12/17
Date