



City of Powell, Ohio

Planning & Zoning Commission

Donald Emerick, Chairman

Ed Cooper, Vice Chairman

Shawn Boysko

Trent Hartranft

Joe Jester

Bill Little

Chris Meyers, AIA, Architectural Advisor

MEETING MINUTES

June 28, 2017

A meeting of the Powell Planning & Zoning Commission was called to order by Vice Chairman Ed Cooper on Wednesday, June 28, 2017 at 7:02 p.m. Commissioners present included Trent Hartranft, Joe Jester and Bill Little. Also present were Dave Betz, Development Director; Chris Meyers, Architectural Advisor; Leilani Napier, Planning & Zoning Clerk and interested parties. Shawn Boysko and Donald Emerick were absent.

STAFF ITEMS

No Staff items.

HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

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

APPROVAL OF MINUTES

MOTION: Commissioner Little moved to approve the minutes of June 14, 2017. Commissioner Jester seconded the motion. By unanimous consent the minutes were approved.

COMBINED PRELIMINARY AND FINAL DEVELOPMENT 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 he is representing Beatz Studio. He has Mike Felice with him, who is the owner of Beatz Studio. He apologized for the last minute change which resulted in their request being tabled at the June 14th P&Z meeting; requiring a special meeting. They rushed into the concept plan presented before. He misrepresented what the business is for. We said the dance studio was for little kids when in fact it will be for adults; an exercise studio for Zumba and exercise classes. Conversation took place at the last meeting about having a drop-off area. Kids won't be dropped off since the facility is for adults but they did stripe off an area in the back to be used as a turn-around area. This will provide better traffic flow. They asked to be tabled so they could look at the building elevations more. The previous plans showed gabled roofs. They went to the site and looked at the surrounding buildings. Almost all of the surrounding buildings have hipped roofs. The new plans now show hipped roofs. They decided to add entrance features which are similar to the surrounding buildings. They added a couple windows on the side elevation. They extended the stone across the façade. They now show rectangle windows as opposed to square. The client would like a grey building. Mr. Winkle had material boards to show the Commission. They will be using a light grey stone on the bottom of the façade; grey roof shingles; white window trim, eave spouts and flashing; with a dark grey building. They will use board and batten on the front with metal on the rear portion. Commissioner Jester asked if the back of the building will be metal. Mr. Winkle said yes, dark grey. Commissioner Little asked if the applicant was still thinking of expanding the building. Mr. Winkle said correct. Commissioner Little asked Mr. Winkle to identify where the expansion would be. Mr. Winkle said the Wolfe Commerce Park regulations only allows buildings to be a maximum of 150' long. The plan shows where the expansion would go. The building would be 150' if the expansion is done. Commissioner Little asked if the expansion would go on the north side of the building. Mr. Winkle said yes.

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

Staff reviewed all of the submitted plans. The plans propose the use of metal siding in the back of the building. The property across the street from the site is a (PI) Planned Industrial District. The context of the buildings in Wolfe Park are all single-story buildings, office/warehouse use, with brick facades. On Seldom Seen Road there is a different context because the lots are larger. The gymnastics studio needed higher space for the equipment. Staff worked hard with the gymnastics studio to use natural materials on the front of the building. There are different contexts within the area. The Wolfe Commerce Park started in the 1980's, when the City was experiencing its first growth. There are hipped roofs and front gabled porch areas in the area. This is why the applicant added the porch element to their plan. The roof lines have been changed considerably since the Sketch Plan. Staff is fine with the site items, the lighting plan, the landscaping plan and the storm water detention, which is in the back now. Staff thinks the complete change to hipped roofs has gone a little too far. Hardly any roof is seen now which adds more viewing dimensions to the sides of the buildings. More stone has been added to the building sides, the bottoms of porch columns and to the door area in the back. Staff feels the change in the roof was an over-reaction to comments. Staff likes the front gabled roof. Adding the porch elements was a good addition. Staff would like Chris Meyers to comment on the building plans.

Chris Meyers, Architectural Advisor, said these meetings don't usually get into the interior layout but it will help answer some questions to understand the interior. The parking and entry drive are on the west side. The porch feature is on the south side. Being an adult fitness type of use, he is assuming people won't walk all the way around to the south elevation to enter the building, when parking is on the west. How is the interior layout going to work with the parking condition?

Michael Felice, 6521 Old Ironside Ln., Delaware, said they will be leasing out a training area to a personal trainer. It isn't an open gym, but by contract only. The trainer may personally train 2 – 5 people each session. The front entrance is on the south, facing the street. Mr. Meyers said a lot of attention is given to the interior plans where the foyer is, the restrooms are and the waiting room is. It is going to be human nature to use the west entry as the main entrance to enter due to the parking being on the west side. Mr. Felice said he knows it appears this way. They want another entrance on the west into the dance hall. His wife holds a lot of charity events and they want a separate entrance for these people so they don't have to enter through the front lobby. The front lobby is where people will walk in with their kids. The area on the plan designated waiting room is actually a child watch area. It is mislabeled. Mr. Meyers said people will very likely enter on the west side. Mr. Felice said it is a possibility, unless they secure the door and have some type of signage. They want the west entry to be for special events only. The garage door entry is placed where it is so they can load and unload tables for events. Mr. Meyers said this makes sense.

Mr. Meyers said as a group exercise space, the space will be considered an assembly use type of building. The dance hall area, based on the dimensions and square footage, will carry a real high occupancy load. Check with your architect on egress size, number of doors required and locations of doors.

Mr. Meyers said a lot of conversation took place at the Sketch Plan review about compatibility within the Wolfe Commerce Park. Compatibility doesn't just necessarily mean match of materials. He sat down with Staff and they read through the guidelines and requirements for the Wolfe Commerce Park. The development guidelines do allow brick, stone and masonry units. It really isn't a matter of not being allowed to use stone. The look and feel of the building should be considered. He appreciates the effort on the applicant's part to go look around at the neighboring buildings. The height and scale of the proposed building with a hipped roof creates a disproportionate façade. A hipped roof is compatible with the neighboring buildings but the context for this building is different. He actually thinks the gabled roof allows the scale of the building to transition nicely. The roof line is lower and in alignment with the rest of the neighboring buildings where the training room, the waiting area and the foyer are. If the front portion or the street side of the building had a hipped roof and the bigger volume of roof is gabled, you end up with a building which is a little more compatible to neighboring buildings in scale and massing. The future addition could transition back down to a hipped roof. The hipped roof plan is at a 4/12 slope; it goes up 4' for every 12' in length. Most hipped roofs in the area are at a 6/12 slope. The roof design in the first plans were at a 6/12 slope and he thought this was better. The taller walls allow for a 6/12 slope. The thoroughness on the site engineering and the detail is exactly what we look for in a Final Development Plan. There is a note on the possible future addition part of the plan saying 70 by 60 addition. There is no design showing what a future addition would look like. When you add a 70 by 60 addition onto an existing 60' wall, the wall gets really long. If the length were decreased to even 58 it would help the scale of the building. You would have to come back before P&Z for any type of addition and it would be reviewed then but you should think about this as you develop any future plans. The entry porch is a great way to understand where the front door is. The porch appears to have a metal roof. Mr. Winkle said yes, the roof can be negotiated. The architect put a metal roof on since it was on before. It could be shingles. Mr. Meyers said metal is OK if everyone likes metal. He is leaning towards metal. Mr. Winkle said a metal roof breaks up the big roof. Mr. Meyers said when you have a big building with a lot of roof, material makes a

difference. Wolfe Commerce Park is a little unique, there is a lot of brick. A material which strays from what the compatible materials are is really going to stand out. This may be good for business but to stay within the context of the surrounding buildings there is a lot of brick which would look nice on this building. The building plans look like the building will be a pole barn type of construction. Pole barns by their nature tend to move a little more with the wind. The treatment of a synthetic stone application, which is glued onto the side of the building, will be very important or it will crack. There are thin brick options which go on just like the proposed stone. The brick usually isn't more expensive than stone. Mr. Felice said he was told differently. He was told the cost difference is substantial. Mr. Meyers said a true, masonry, load bearing brick is more expensive but not a thin brick panel which is glued on. Mr. Felice said he is open to brick if he can find a brick which doesn't cost more. Mr. Meyers said surrounding business owners think brick is important. The Wolfe Commerce requirements don't mandate brick. We are only suggesting you consider brick. He likes the dark grey finish. The dark grey finish would go well with a deep red brick. The bigger volume area, the dance hall area, could be dark grey and you could consider having the board and batten area be a lighter tone like a light grey or a white tone, to tie in compatibility and to affect the scale perception of the building. A play in color will affect the scale and different colors don't cost more. The architectural details aren't up to par with what we normally see in a Final Development Plan. More notations on the elevations, more product samples, more specifications, details on the windows would help. More information on materials, sizing and location are needed. Think about signage; where will signage be, will signage be illuminated. Mr. Felice asked if there are any requirements. Mr. Meyers said there are signage guidelines as part of the Wolfe Commerce Park guidelines and the City of Powell also has some guidelines. Exterior lighting needs to be shown; location and specifications provided. You might consider accents of a metal roof. We will look for the dimensions of the columns and trim work. The gauge of the metal siding is listed as .014. This gauge is used on lower grade storage facilities or maintenance type building. Using this gauge on a pole barn type of building will allow wiggling. A thinner gauge metal panel, especially on high walls, will twist and you will see oil canning. The dark grey finish will draw more heat. Speak to your architect about elevating the gauge of the metal material. You need to specify what the material of the board and batten will be. We recommend a Hardi-panel with a Hardi-batten. We look for a ¾ minimum depth. Smart Trim and Hardi-Trim make a really thin batten which will be wiggly and won't hold up well. Mr. Meyers said he sat down with Mr. Betz and scribbled down an idea of a building elevation (Exhibit 1A). He used the first elevations as an under-layer. He was thinking there might be more prominence in the west entry. The garage door and transom window are the same. He went back to a gable roofline. Natural lighting from the west side would be a great interior affect so he proposed another window. He created an area which replicates the garage door on the opposite side which could be a panel for signage or some type of façade treatment. The effort was to take the big wall, which is wide and tall, and break it up for scale. The porch element is gabled rather than hipped. A little bit of reference to the surrounding neighbors has been created but there isn't an exact replication. If there is brick, great, or if there is stone at least we are proportionately modifying the building to be a little more compatible in scale. We don't have hard rules saying you can't do this or you can only do that. These are suggestions on how to create architecture which will fit with what is going on around the building but allows you to stand out as an individual. They only had time to scribble one elevation. We are willing to meet with your architect and talk through everything and help the process.

Mr. Betz said Staff feels further discussions need to happen. Staff recommends tabling the request. P&Z will have another meeting on July 12th. We recommend the applicant think about some changes, have their architect meet with Mr. Meyers and then put together their final elevations and come back July 12th. The site plan is fine.

Vice Chairman Cooper opened this item to public comment.

Claire Jolliff, Wolfe Commerce Park, said she met with everyone; Nick Cua, Brad Eades and Kent Fowler. The key word is continuity. We are mostly concerned you don't come down Clairedan Drive and say "oh, what's that?" She agrees the covenants and restrictions were written in the late 1980's/early 1990's and things have changed a little bit. As neighbors we are concerned the new building is consistent with other buildings in the area. Nick Cua has some strong views about the metal on the side of the building. He has to look at the west side of the new building. Mr. Cua just doesn't want the building to look like a barn. She likes the comments about changing the stone to brick. When you look at all of the buildings on Clairedan Drive it is a brick thing. She doesn't know of any other building with stone. Mr. Betz said there is a building with a mix of stone and brick. Commissioner Little said he thinks there is a building with stone. Ms. Jolliff said brick would help add to the continuity. Breaking up the roofline with metal is probably going to send up some bells and whistles with Mr. Cua. His main concern is not looking at metal. Mr. Meyers asked if metal was allowed in the covenants. Ms. Jolliff said a certain percentage is allowed. She likes the porch idea because most buildings do have a porch look. She isn't sure putting metal over the porch will add to the continuity. Most of the porches are shingled. Mr. Meyers is on the right track regarding breaking up the west elevation. If the future addition is put on, there will be a lot of metal. Mr. Felice said the addition wouldn't be metal. It will complement the front of the building. Mr. Betz said plans for the addition should be put in the plan as text or as a note on the plan. Mr. Winkle said if they put it in the plan and it is approved, that's what they have

to go with. Ms. Jolliff said more detail will let everyone know what is going to be built. We are all in favor of the site plan. Welcome to the neighborhood is the feeling she is getting from everyone. We want to see Wolfe Park finished out. We are just concerned about the amount of metal and how massive the building will look. The key word is continuity.

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

Commissioner Jester said he agrees, there are a lot of issues which need to be looked at.

Commissioner Little said he agrees with what has already been said in regards to listening to the neighbors and trying to keep the continuity of the street. It is fairly consistent but some variety is good. We have a unique situation. This same body approved the gymnastics facility behind this building and we approved metal so we are in conflict. The concept goes back to Clairedan being a street in itself and therefore leaning towards the consistency of the buildings on Clairedan as opposed to the larger building on the outer lot. We should allow the affective use of metal wherever appropriate, however, minimize the noticeable variation from the buildings on the street. The applicant needs to work with Mr. Meyers.

Commissioner Hartranft said he agrees with most of the comments made. The thing which is bugging him is we are asking the applicant to take in regulations which are 20+ years old, designs have changed and we all wouldn't want to live in a neighborhood which has 20 year old style houses. We need to embrace some of the changes and new concepts of building designs. He understands being a good neighbor is important but if the plans fit within the Wolfe Commerce regulations he is supportive. Take the comments which have been made tonight into account but he is open for something else too.

Vice Chairman Cooper said he didn't have anything further to add. He wants to emphasize he isn't a big fan of the metal either. He wouldn't go as far as to say you absolutely can't use any metal. This is a detail for your architect to work out with Mr. Meyers and Staff. If we can table the request tonight and have more detailed drawings, the request can move forward.

MOTION: Commissioner Little moved to table the 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, to be rescheduled for review at a later meeting.

Commissioner Hartranft seconded the motion.

VOTE: Y 4 N 0 (Boysko & Emerick absent)

OTHER COMMISSION BUSINESS

Mr. Betz said the property owners adjacent to the Cardinal Self-Storage facility have decided not to participate with the Cardinal Self-Storage sign. A design of the proposed sign was provided to the Commission (Exhibit 1B). Commissioner Little asked what will happen to the old sign which shows the other property owners. Mr. Betz said the old sign will be taken down. The new, proposed sign will take the place of the old sign. Commissioner Hartranft asked Mr. Betz to show the old sign. Mr. Betz said the old sign is on the Germain property. Some of the businesses showing on the old sign are no longer in existence. Commissioner Little asked if the City requires the other businesses to have a sign. Mr. Betz said no, there is no indication in the original approvals that a sign is required. He looked at the Ordinance and old minutes. He looked for a recorded agreement. City Council has re-authorized and is OK with the new sign being put up. Mr. Betz said the P&Z Commission listed a condition stating the sign had to come back before P&Z so a motion will be needed. The sign meets size and location requirements. Commissioner Hartranft asked if there will be landscaping. Mr. Betz said the drawing shows landscaping going in around the sign. Commissioner Hartranft asked if the sign will be internally illuminated. Mr. Betz said the sign will be internally illuminated; the white will be opaque and the red letters will be shiny. Commissioner Hartranft asked how bright the lighting will be. Mr. Betz said the sign won't be too bright; within requirements.

MOTION: Commissioner Little moved to approve the signage plan for Cardinal Self-Storage, to be placed on the northeast corner of West Olentangy Street and Industrial Park Place.

Commissioner Jester seconded the motion.

VOTE: Y 4 N 0 (Boysko & Emerick absent)

ADJOURNMENT

MOTION: Vice Chairman Cooper moved at 7:58 p.m. to adjourn the meeting. The Commission seconded the motion. By unanimous consent, the meeting was adjourned.

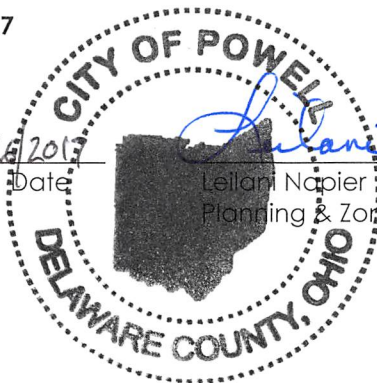
DATE MINUTES APPROVED: July 12, 2017



Ed Cooper
Vice Chairman

7/26/2017

Date





Lellani Napier
Planning & Zoning Clerk

7/26/17

Date