



MINUTES

DEVELOPMENT COMMITTEE

Village Green Municipal
Building Council Chambers
47 Hall Street

July 5, 2017

6:30 p.m.

The meeting began at 6:30 pm. Those present included:

Committee Members and Council: Jim Hrivnak, Chairman; Councilmembers Jon Bennehoof; Frank Bertone; Tom Counts; Mayor Brian Lorenz; Brendan Newcomb; Daniel Swartwout; Steve Lutz, City Manager; and Dave Betz, Development Director.

Staff/Others: Glen Dugger, Smith & Hale; John Wicks, Real Property Design & Development, LLC; Chris Huber, City Engineer; John Moorehead, Assistant City Engineer; Megan Canavan, Communications Director; Karen J. Mitchell, City Clerk; and other interested parties.

Approval of Minutes – The minutes of June 6, 2017 were approved.

Today's Business

- Pre-Annexation Agreement – Northwest Corner of Steitz & Home Roads.

Mr. Betz introduced Messrs. Dugger and Wicks. Mr. Wicks is interested in developing the property on the northwest corner of Steitz & Home Roads and annex it into the City. This would be the first annexation north of Home Road since the 15 year prohibition provision in the CEDA expired.

Mr. Dugger explained the property is 11.7 acres and a pre-annexation agreement has been submitted which is similar in terms to other pre-annexation agreements previously done. They envision using the property as a neighborhood service commercial development, i.e. convenient store with gasoline or retail/office space. Mr. Dugger explained some of the challenges to overcome with this property including power line and utility poles and property access points.

The property is in contract to be purchased. They would like to move forward as quickly as possible after the property's purchase. They hope to do the zoning change and annexation contemporaneously. As soon as the county approves the annexation plat and map, they will start the formal annexation process and file the zoning change with Mr. Betz.

- Four Corners Turn Restriction Discussion.

Mr. Lutz updated the Committee on the evening rush hour restriction of left-turns at the Four Corners that has been in place for the past two weeks. An officer has been posted to direct traffic there during the posted restriction. No unintended consequences have been observed to date.

ACTION PLAN: The Committee decided to see how the traffic is affected when the light is in place at Grace & Powell Road in August and reevaluate the need of extending the left-turn restrictions at that time.

- Wayfinding Plan Update.

Mr. Betz updated the Committee about a proposal for regional wayfinding for cars traveling to and from

the zoo to avoid traveling through downtown Powell. They took various regions and data points, using different times of day in each region and in each direction from Powell, and figured out the top three ways to get to the zoo based on time and travel around Powell. Google maps is not always suggesting the best or quickest routes in time, but rather choosing routes based on shortest distance.

Using this information, they met with the Columbus Zoo, as well as the Columbus Zoo and ODOT together, to look into partnering to work out a sign plan. Both the Zoo and ODOT are interested, but there are other regional partners, such as the City of Columbus, Delaware County Engineer, City of Dublin and Shawnee Hills, that should be brought into the conversation.

With respect to wayfinding within the City, there is ongoing discussion as to making the temporary alternate route signs permanent and how to design those wayfindings signs if so, avoiding the Four Corners, and wayfinding signs specific to downtown businesses. This would be a next step after the regional wayfinding.

ACTION PLAN: Mr. Betz will try to set up a meeting with all the regional partners to look at these proposed alternate routes, determining which jurisdiction is responsible for respective proposed signs, and determine if it is a plan that can be put together regionally. Since Powell is centrally located, the meeting would be set at our offices. Both ODOT and the Columbus Zoo suggested having this regional meeting.

Old Business

- CSX Pedestrian Crossing Update. The design was approved by CSX, the grant applied for, and the decision on who receives the grant will be made July 27th.

ACTION PLAN:

Adjournment - Having no further business to come before the Committee, the meeting was adjourned at 7:18 p.m.