



## 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

July 12, 2017

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Don Emerick on Wednesday, July 12, 2017 at 7:00 p.m. Commissioners present included Ed Cooper, 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 was absent.

### STAFF ITEMS

- Mr. Betz asked the Commission to move Item 5, Zoning Code Amendment, after current Item 8, Certificate of Appropriateness.
- City Council will be interviewing for the vacant P&Z Commission position at the July 18<sup>th</sup> Council meeting.
- There is a need to schedule a special P&Z meeting on July 26<sup>th</sup>. Mr. Betz polled the Commission to see if everyone could attend. Mr. Meyers said he could not attend. Mr. Betz said he would give Mr. Meyers the information for the plan. Commission members present said they could attend.

### 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 Little moved to approve the minutes of June 28, 2017. Commissioner Cooper seconded the motion. By unanimous consent the minutes were approved. Chairman Emerick abstained.

### FINAL DEVELOPMENT PLAN REVIEW

Applicant: DJCF Holdings LLC

Location: 18 – 36 Grace Drive

Existing Zoning: (PC) Planned Commercial District

Request: To review a proposal to construct a 3,000 SF building on an existing site to be used as a nano-brewery with a pub.

Matt Franz, Director of Operations, DJCF Holdings, 20 Grace Drive, said he won't go into too much detail since Mr. Betz will. He can answer any questions which might come up. They tried to incorporate all comments into the design.

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

The applicant has submitted plans showing all of the changes which have been made since the Preliminary Development Plan, including changes to the patio plan. He has a survey (Exhibit 1A) showing the property which will be dedicated back to the property owner; right-of-way area which the City doesn't need for Grace Drive. The storm water detention area, a dry basin, will be re-worked, moving the storm sewer line. The signage plan has been updated. Material samples have been provided. There will be wall packs for lighting on the side of the building facing the Post Office. Staff recommends the light fixtures have a shield so lighting is downward only. There will be dim string lights on the patio. The elevation drawings show stone and cement fiber siding around the front and tap room. There will be metal siding in the rear and metal roofing.

### ORDINANCE REVIEW

The development will happen in one phase. The development is compatible with the surroundings. The applicant met the requirements of the Preliminary Development Plan. Staff didn't make many changes to their recommendations for approval. Staff is very supportive of this request.

## STAFF RECOMMENDATION

Staff recommends approval with the two conditions listed in the Staff Report.

Chris Meyers, Architectural Advisor: Is there going to be any rooftop equipment; exhaust fans, compressors, HVAC units or any equipment needed for the brewing?

Mr. Franz: He believes the brewery will vent out the top.

Mr. Meyers: Is it a pipe vent?

Mr. Franz: Yes, not an exhaust fan.

Mr. Meyers: Are cooler compressors all internal?

Mr. Franz: Yes.

Mr. Meyers: Is there going to be a food service grill and exhaust fans.

Mr. Franz: The current plan is to utilize food trucks. He has incorporated a kitchen area and may put in rough-ins just in case future tenants may need it.

Mr. Meyers: I suggest coming back before P&Z if situations change and future tenants want kitchen elements added. The west elevation shows light fixture A, a wall pack unit, a single light which is very bright. There is concern for light trespass. I suggest using 3 down lights, placed in the overhang of the roof. The light would be focused down and wash over the side of the building. It is a very subtle lighting change but you would see a more attractive building and a better spread of light.

Mr. Franz: They originally looked at gooseneck lights over the garage. The parking lot already has 2 big lights. The parking lot doesn't need to be lit. They are open to what suits the City.

Mr. Meyers: I suggest changing the sign to pin letters mounted onto the wood slats rather than have letters on the big white panel. This would leave the detail of the railing and woodwork visible. You might use some color to make the letters pop.

Mr. Franz: I agree, it might look better.

Mr. Meyers: There is a great effort for landscaping to the south and around the outdoor terrace but not much along the north or east façade of the building. You might be able to screen the HVAC units on the east side or wrap the landscape design around the entire building, create a better transition between building and grass. Mr. Meyers asked Mr. Franz to better describe the trash bin enclosure.

Mr. Franz: It is cedar planks which are past their life span. The parking lot is too. The door of the enclosure faces west.

Mr. Meyers: The enclosure could be re-clad or refinished/painted.

Mr. Franz: It is a part of their overall plan. They are re-doing the entire lot too.

Mr. Meyers: The comments from the last meeting were all picked up. It was nice to see the material selections and the quality of the materials being proposed.

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 appreciates the applicant coming back before the Commission and incorporating all suggestions made into the design. He likes the plan.

Commissioner Little said he also appreciates the applicant taking into account all of the comments/concerns. We appreciate you working well with your neighbors. We have a successful business in town and we are trying to help the business expand and grow. He looks forward to the final product.

Commissioner Jester said the plan is great. He asked Mr. Betz if the sign is big, is it within the allowed dimensions. Mr. Betz said the sign fits within the allowed size and if the applicant takes Mr. Meyers' suggestion the sign will go way down in size. Mr. Franz said the suggestion was great, he just needs the tenant to do a cost analysis and see what they can afford. Commissioner Jester asked if anything was done about the lights he talked about at the last meeting. He is concerned about people driving up Grace Drive and being hit with bright lights. Mr. Betz said the lights being proposed aren't going to be a problem. The lights are the same type of lights used at the four corners. They are very dim. Commissioner Jester said he is OK with the plan.

Commissioner Cooper thanked the applicant for cooperating with everyone. This is a great project. He hopes they start soon.

Chairman Emerick thanked the applicant for working with everyone.

MOTION: Commissioner Little moved to approve the Final Development Plan for a proposal to construct a 3,000 SF building on an existing site to be used as a nano-brewery with a pub, for the property located at 18 – 36 Grace Drive as represented by DJCF Holdings LLC, subject to the following condition(s):

1. That all City Engineer requirements shall be met, and
2. That the Planning & Zoning Commission recommends to City Council the abandonment of a triangular portion of the Grace Drive right-of-way which shall be added to the applicant's land, in a manner approved by the City Law Director, and
3. That City Staff shall approve all final mechanical plans, including complimentary landscaping and/or screening, and
4. That the applicant shall install three (3) exterior, down lights in lieu of the currently proposed one-pack fixture, and
5. That City Staff shall approve the final signage plan, and
6. That City Staff shall approve the upgraded dumpster enclosure.

Commissioner Cooper seconded the motion.

VOTE: Y 5 N 0 (Boysko absent)

### SKETCH PLAN REVIEW

Applicant: Kohr, Royer, Griffith  
 Location: Golf Village Self-Storage Lot 2, Woodcutter Drive  
 Existing Zoning: (PC) Planned Commercial District  
 Request: To review a proposal to construct an office/flex space on 1.86 acres.

Paul Bloomfield, Kohr, Royer, Griffith, said they are proposing a 10,800 SF office/flex space. They are looking for feedback and comments.

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

### PROJECT BACKGROUND

This proposal is coming before P&Z because the zoning was changed and the area is now separate from Golf Village. The area is zoned (PC) Planned Commercial District. Commissioner Little asked if we aren't required to comply with Liberty Township. Mr. Betz said exactly.

### PROPOSAL OVERVIEW

A flex/office space is being proposed. Several units would be possible. There will be a shared access driveway with the existing storage facility and DelCo, the water tower. There will be retention which happens on site and drains to the south. All utilities are available. There will be a sign in front. There are some issues with existing electric boxes which the applicant will need to deal with. The building is a basic rectangle. There will be a brick veneer on the front with board and batten siding. The roof will be gabled on the main portion with hipped roof over the entrances. There will be overhead doors on the back with man doors. The use is appropriate. There won't be any outdoor storage. Staff feels the development can fit into the Golf Village sub-area F requirements.

### STAFF RECOMMENDATION

Staff recommends the applicant submit a Preliminary Development Plan.

Chris Meyers, Architectural Advisor, asked Mr. Bloomfield if he was the architect. Mr. Bloomfield said he is the developer. Mr. Meyers said it is a good rule of thumb to reach out to the neighbors; the condos on Woodcutter. Recently Kinsale proposed a driving range change and the condo residents were very interested in any activity in the area. This will be a low output facility for traffic but you need to be aware this will be asked about. The information is thorough for a Sketch Plan Review. As you move further along it will be beneficial to show more detail on landscape designs, especially the west side treatment. This site is going to be seen from above on the Home Road bridge, especially traveling east to west. The back view of the property will become quite visible. This elevation deserves attention. We will want to understand how exterior utilities meet up to the building; where gas and electric meters will be located. We will want information on where the dumpster will be and exterior signage. The front elevation of the building shows a 6' brick water table. This really compresses the building quite a bit. You might want to bring the water table down and consider wrapping the entire building with a brick water table. It appears as if there are 8' entry doors and windows. There are no dimensions listed. It surprised him to see extra tall doors in this type of unit. You might provide more details; size, the header details, the windows being used. The east elevation shows an AC condenser bracket mounted to the exterior wall above each door. He is guessing this is a shelf bracket holding up condensing units. Seeing a photo of what this will actually look like would be helpful. Material samples at the next meeting would be helpful. This is a good start.

Chairman Emerick opened this item to public comment.

Larry Wilkins, 3356 Timberside Drive, said the President of their condo association asked him to attend to see what is going on. He asked if this proposal is affiliated with the storage units already there. Mr. Betz said this is a separate entity. Mr. Wilkins asked what the tenants will be. Mr. Bloomfield said he wished he could tell him. Mr. Wilkins asked if it will be a medical supply building, a paper supply building. Will the building be offices and not stores? Mr. Betz said this is a flex space which could be a place with an office up front and a showroom in the back like a tile supplier or a flooring supplier. There could be a landscape company which needs to store materials or equipment. The space is restricted. There will be a need in the plan to limit the type of tenants. The zoning may allow for a vehicle repair but you probably don't want this type of business here. The applicant needs to work with Staff to determine which types of businesses to restrict. The Village Pointe offices are a good example. Mr. Wilkins asked Mr. Bloomfield if someone could come meet with the condo board. Mr. Bloomfield said yes and gave Mr. Wilkins his business card. Mr. Bloomfield said they aren't going to be able to get semis into the site due to the size. They are going to be very limited on the size of vehicles they can get into the area.

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

Commissioner Cooper asked the applicant to take the comments made into consideration when they come back with the Preliminary Development Plan.

Commissioner Jester said the question about what will go into each of the different units is important. There should be some restrictions. Mr. Betz said the restrictions would become a part of the development plan text. They could list the types of uses not allowed. Commissioner Jester said we need to be awful careful of what goes on in each of these units. Mr. Betz said the building design is really restrictive. There isn't room for intense users. Commissioner Jester asked Mr. Bloomfield to talk more about this at the next meeting.

Commissioner Little said for a Sketch Plan we are in good shape. He looks forward to seeing the Preliminary Development Plan. It is important to work with the Woodcutter condo association. Keep them involved, let them know what you are doing, get their input. Usage restriction will make sure we are doing the right thing.

Commissioner Hartranft said the use of the space and site is appropriate. Keep exterior lighting fixtures in mind so there is no impact on the neighbors; down lighting is nice. Look at signage which could be used for multiple tenants. We want to see the signage plan and landscaping plans.

Chairman Emerick agreed with the comments made. They will be looking at the usage restrictions which will be a critical area for the whole project.

#### **CERTIFICATE OF APPROPRIATENESS**

Applicant:	Matthew Althouse
Location:	26 W. Olentangy Street
Zoning:	(DB) Downtown Business District
Request:	To review a proposal to renovate an existing building for the purposes of a restaurant, and approve a parking plan for the proposal, as allowed by Section 1143.16 (g) (7) of the Powell Zoning Code.

Matthew Althouse, Architect, 1165 Elm Park Circle, Galloway, said they went before the Historical Downtown Advisory Commission (HDAC). They have been working on the parking which was a major holdup at the last meeting. They reduced their seating count to lower the impact on parking requirements. They still aren't above the minimum requirement but they have reduced the impact. Dustin Sun has been working with Staff on parking. The design elevations stayed fairly similar to what they presented before. They took Mr. Meyers' comments into consideration. They are going to use aluminum clad, wood windows instead of aluminum store front windows to give more character. There will be a stone band around the bottom of the building. There will be more detail on the cornice work. Parking was the last outstanding item. Commissioner Little asked what the current seat count is. Mr. Althouse said it was 60 and they have reduced to 40.

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

Dustin Sun is here tonight. He may want to speak on his process to achieve a shared parking agreement. Mr. Sun has contacted all of the owners around his building. He doesn't have a formal plan for shared parking but he does have a couple options. Staff would still like to work with Mr. Sun in the future to achieve a shared parking plan. Right now it isn't achievable. Mr. Sun is trying to work out arrangements with the new tenant who is his neighbor.

Mr. Betz showed a Downtown Parking Census Staff has been working on. The Code Update Committee wanted to work on what parking requirements need to be for the downtown area. The downtown parking requirements are the same as other commercial areas except divided by 2. The lots are limited in size and can only incorporate on their own properties a certain amount of parking spaces. The Parking Census has identified all public and private parking spaces utilized within the downtown area. Counts were done during different times of the day, on different days of the week, during different weeks in the year. They are still in the process of doing these counts. Preliminarily, they have found there is plenty of parking west of Liberty due to the large municipal parking lot which is 1/3 to 1/2 utilized on most days. The lot was full during Powell Festival but the festival affects all downtown parking. Normal day to day activities show only half of the on-street parking is used up to Hall Street. The on-street parking on the west side of Olentangy Street before Depot Street is under-utilized. The Depot Street parking is under-utilized. Staff feels with the reduction in seats, the area can handle any additional parking brought about by this business. Staff did find east of Liberty is where most of the parking problems occur. The most intense restaurant use is east of Liberty. The lots are generally 3/4 full or full at the various times Staff counted. Staff would like to identify a spot for more municipal parking east of Liberty. The P&Z Commission does have the authority to allow parking plans at a reduction within the Downtown Business District. Mr. Sun's proposal makes sense for the lot he has. The proposal allows for the total renovation of a building which has had no work done to it for over 25 years. A good use will be provided for the downtown area. Mr. Sun is still working with neighbors for a shared parking agreement and he has the municipal parking lot for his employees to park in. He has Espresso 22 to park in after it closes each evening. HDAC has reviewed the plan and overwhelmingly recommended the architectural changes proposed.

#### **STAFF RECOMMENDATION**

Staff recommends approval with the conditions listed in the Staff Report.

Chris Meyers, Architectural Advisor, thanked the applicant for incorporating the comments from the previous meeting. Is the new entry way into the right-of-way? Mr. Althouse said they took the posts which were shown in the first rendering off. They are just applying the porch roof. It isn't a true porch, it is just recessed. It doesn't extend into the sidewalk. They will still have an element identifying the entrance. Mr. Meyers asked if there will be brackets holding the porch roof up. Mr. Althouse said the projection portion will be flat on the wall, the top of the porch roof would just build out from it. Mr. Meyers asked if everything was removed due to cost or because it was in the right-of-way. Mr. Althouse said mostly for cost reasons. Mr. Meyers said he would like to see the final drawing. It is hard to make statements without really seeing it. The front entry area usually isn't where he recommends cutting costs. The front door is the first impression. Mr. Betz said there is also an issue with the right-of-way. Mr. Meyers said maybe you could use a bracket detail. The change in window materials is appreciated. It helps the character of the building and the entire area. The west elevation shows 4 little rectangles which look like lights. Mr. Althouse said correct. Mr. Meyers said there only appears to be a few feet between the outside wall and the next building. Mr. Althouse said no, there is a sidewalk and a small grassy area. The lights are small LED lights which illuminate a small wall wash. Mr. Meyers said his concern was safety. The City of Powell has a parking challenge. There are a lot of folks who don't live in Powell, who don't know where the parking is. The clarity of where available parking is for particular businesses is hard for outsiders to understand. Mr. Althouse said they were talking about providing way-finding signs. Mr. Meyers said this is what he was going to suggest. If you had some nice, clear, simple, graphic signs in the back of the building it would help. You can take this further and put information on your website. Highlight the parking arrangements you are making. This could minimize people parking where they shouldn't. The resource of the municipal lot is a huge benefit. It will be an easy walk. Landscaping could be enhanced a little in the back. He would like to see the final entry area drawing.

Chairman Emerick opened this item to public comment.

Vince Margello, 3960 Presidential Parkway, said the lots in the City are private lots. The only lot which is municipal is the City Building lot. He just took a picture of the lot as he was coming in and the lot is completely full. There are no more parking spaces. We have a definite parking problem in downtown Powell. He is here tonight to show the different things which go on. In the 1980's, he spent 1/2 million dollars to buy land to put a parking lot in for his restaurant. He had to have enough parking for the restaurant. The comment was made that Espresso 22 could be used for parking. It can't be used. He owns the coffee shop. The lease states the parking lot is for the vehicles at the coffee shop. He has the liability for this lot. Local Roots has 125 parking spaces. If you go by the lot, it is completely packed, full. He guarantees about 25 of those cars aren't in Local Roots, they are at other businesses. Every time a parking space is lost to another business, Local Roots loses \$60 - \$100 in revenue. Their lot subsidizes other businesses. He is tired of subsidizing other businesses in this town. He pays an extreme amount of real estate taxes, over 1/2 a million dollars a year on the properties he owns. He should have some right to protect his private property and to the people he rents to. He has the liability and maintenance on these lots. They pick up Jeni's ice cream cups from their parking lot. People park in his lot and go to Jeni's. Jeni's has 3 parking spaces. Jeni's was zoned with the stipulation that people could go down to the old fire department to park. He went and looked at

this parking lot today and it was full and there wasn't a single customer in Jeni's. Others are taking up those parking spaces. There are "ghost" parking spaces in Powell. When Easy Street went in, they were supposed to get an agreement with the spa next door. Mr. Margello showed a picture of a sign (Exhibit 2A) which says spa parking spaces are reserved for the spa. The City has put him in the position to be the bad guy, to make us have to tow cars. We don't want to tow people. We have the largest, most noticeable parking lot in town so everyone parks there. The City has put quite a burden on his parking lot. It is ridiculous. He got a phone call one day from Dustin Sun saying there were carpenter trucks in his Espresso 22 lot. Mr. Margello said he was putting a roof on the back of Local Roots. Dustin told him he needed to get the trucks out of the lot, there was no room for customers. There are 15 seats in the coffee shop. There are 14 parking spaces. Two carpenter trucks messed up his whole business that day. Yet, Dustin is coming to P&Z with a 40 seat restaurant and only 9 parking spaces. There is something wrong here. He has heard this stuff over and over again. There is no parking for this restaurant. If someone could show him the parking he would be OK. It isn't about the remodeling of a building, it isn't about the town looking better. It is about the City burdening his properties when he has to pay the real estate taxes, maintenance and liabilities on these properties. Mr. Margello showed the Commission a picture of a sign (Exhibit 2B) at Espresso 22's parking lot. Dustin makes sure no one parks in his spaces so he can do business. Mr. Margello gave the Commission other pictures of signs (Exhibit 2C) other businesses have out to stop parking in their lots. This is what the City has created in the downtown area. The smaller lots can tell when a car is parked in their lot which shouldn't be. He can't tell with his lot, he has 125 spaces. It is hard for them to police the lot. Jesse spends \$6,000 or \$7,000 a year to put a person out in the lot. Local Roots also contributes a lot of income tax to the City. Over the years he has given the Tyler Run school site to the City, he gave a million dollars for Seldom Seen Park. He is contributing to the City and not burdening anyone else. Two years ago, he got a call from a lady who said she was going to sue him because her daughter fell in Local Roots' parking lot, on the drain grate. She didn't think the grate was the proper grade. Mr. Margello asked the lady if they went into Local Roots and told the manager. The lady said no, we went to Jeni's. He has the liability. He told the lady to sue him. There is a sign which says she shouldn't have parked there. He deals with this constantly. Easy Street is in violation, Jeni's is in violation. He has to make sure Local Roots survives. If your neighbor has more cars than you and decides to park their cars in your driveway, what would you do? How would you feel about this? This is what he feels with his parking lot. What if a dog came over and did their business in your yard every day and you had to clean it up every day. This is what he has to do every day with litter from the other businesses. People don't care. The municipal lot is burdened. He has a hard time finding parking so he can come in and get permits. He doesn't know where parking for 40 more seats is going to go with 9 parking spaces. If this request goes any farther, he is going to have to do something about it.

Dustin Sun, 9619 Shawnee Trail, Shawnee Hills, said he agrees Mr. Margello is his landlord for the coffee shop. The coffee shop parking lot is for the coffee shop. They have enough spaces for the coffee shop right now. If he would have known the trucks parked in his lot were working on Mr. Margello's building, they would have accommodated. They would have moved the employees. He wasn't notified in advance. He is very accommodating. After the coffee shop is closed, Local Roots can use the parking lot. He will honor whatever the lease says. He just wants to get this out. He is very excited about this new project and they have worked very hard with their neighbors to meet the parking requirements. He will continue to work with his neighbors. He would like to get this project moving with the current parking plan on site and then keep working on a shared parking agreement. He hopes the Commission will look at the survey and see there won't be any parking interference on the east side of town. Local Roots is a great restaurant, a good representation of Powell. He isn't trying to compete or take any business away from Local Roots. He would like to work with one another. They have spent a lot of time already on this project and he hopes the Commission will let them proceed. Or, he will have to lease the building as retail, as is.

Randy Savage, 16 W. Olentangy Street, said he owns the barber shop next door. There are 3 of them which work at the barber shop. Sometimes they don't have anywhere to park. He has a very good, popular stylist who loads their parking lot. He doesn't see how this business, with 40 seats, is going to happen in regards to parking. Commissioner Hartranft asked Mr. Savage how many parking spaces he has. Mr. Savage said they have about 12 spaces. His stylist has customers coming in every 20 minutes. On Saturdays they don't have anywhere to park the way it is now. Commissioner Jester asked if his customers complain to him about not being able to find a place to park, for the record. Mr. Savage said yes they do. Commissioner Jester said he wants this on the record. Mr. Savage said his customers come in and tell him they can't find anywhere to park sometimes, when they are super busy. Commissioner Jester asked if this is every day. Mr. Savage said not every day but every day during the summer and around holidays. He hasn't hired another stylist because of the parking problems. He starts at 7:30 in the morning so he can park. He goes home early when his popular stylist comes in so he isn't parking. Commissioner Hartranft asked how late this stylist works. Mr. Savage said she works until 9:00 p.m. most evenings. Commissioner Jester asked what happens to his business if the new business goes in. Mr. Savage said he thinks it is going to destroy his business. He hates to say that but he doesn't see how it is going to help any. He has been thinking of putting a chain across the back of his lot. He heard the business is going to have a liquor license and be open until midnight.

He doesn't want to come in every morning and find a bunch of beer bottles and trash laying in his lot. Commissioner Jester asked how long he has had his business. Mr. Savage said it will be 18 years August 15<sup>th</sup>.

Mr. Margello advised Commissioner Jester it doesn't matter when a business is busy and when a business isn't busy. It is private property. The man is trying to run a business. How does he know when he is going to be busy and when he isn't? It is the same with your house. You own it. You should be able to control your parking situation. That is all the businesses are asking for. You are creating all these "ghost" parking spaces in the town and they don't exist. A week ago he asked Steve Lutz if the City can put a parking garage in downtown. Mr. Lutz said the City doesn't have the money. It is almost like building a sub-division without the infrastructure. He doesn't understand how P&Z keeps approving these requests.

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 asked if we are making a decision on a Certificate of Appropriateness tonight. Mr. Betz said yes and the Commission can approve the parking plan under the Downtown Business District. Commissioner Hartranft said obviously there is a huge concern about parking. He asked how many parking spaces the request has. Mr. Betz said 9 spaces plus a handicap space. Mr. Althouse said there would only be 9 because one of the spaces is where the dumpster goes. Commissioner Hartranft asked how many spaces are in the municipal lot. Mr. Betz said over 130 spaces, including the large area on the west side of the building. The back part is reserved for the Police Department. Commissioner Hartranft asked how many are on Depot Street. Mr. Betz said about 12 spaces. There are 32 spaces along the street. Commissioner Hartranft said this is approximately 190 spaces. Mr. Betz said yes, the parking plan shown has about 200 spaces. Commissioner Hartranft asked who the shared parking agreement conversation has been with. Mr. Sun said he has been working with Steve and Deb next door. Option 2 on his site plan is what they are working on. They have been out of town. They have a new baby. They are very receptive. Since they are on tonight's agenda he would like to move forward with Option 1 and have time to work on Option 2 as a possibility. Commissioner Hartranft asked how many spaces Option 2 takes him to. Mr. Betz said 16 spaces. The 16 spaces would meet the Downtown District requirement. Commissioner Hartranft said he knows the parking concern is real. He experiences it when he goes out to eat. It is a tough dilemma to be faced with. We love to see new businesses, we love to see the revitalization of the downtown area and the improvement to this building would be dramatic and great. He thinks the business would be great for the downtown area. He would like to see the parking agreement of Option 2. This takes the number of spaces from 9 to 16. This would be more palatable. Where the parking is right now makes it real difficult for him. He needs additional time to review all of the options.

Commissioner Little said if only one more building could be renovated in downtown Powell, this would be the building. He thinks the developer/tenant is trying to work with the City. We have seen a 33% reduction in proposed seating. For him, he could not vote on the request tonight, given the unknown final details which are important. Depending on everyone else's feelings, he would recommend tabling the request tonight. There is a traffic census underway. When will it be done? Mr. Betz said it is a parking census and it will be done in September. Commissioner Little said the proposal presented today only has 9 parking spaces. If this business weren't in the Historic District, how many parking spaces would be required to accommodate 40 patrons? Mr. Betz said 25 spaces; one space for every 3 seats or whichever is greater. Commissioner Little said this makes the applicant 16 spaces short. Mr. Betz said yes. Commissioner Little asked if there is specific language in the lease for 22 S. Liberty Street which limits parking to the patrons and/or employees. Mr. Margello said yes there is. Commissioner Little said Mr. Meyers' recommendation on the wayfinding signs starts to get the applicant there. To make this work, you have to get a parking agreement. It sounds like you are relatively close to getting 7 more spaces with your neighbor next door. You are getting closer. Having the information they have today, it would be difficult for him to personally approve this request. When this request is approved, he would suggest some language pertaining any increase in the amount of seats. The applicant originally wanted 60 seats and he is assuming the applicant would like to get to 60 seats. If that happened, the parking arrangements would need to be revisited by P&Z. If this request moves forward today he will vote no. He suggests tabling the request.

Commissioner Jester said he likes the building and the business. There will be a lot of people who will be more unhappy and new people unhappy if this business goes in. People will want to come to your business and they won't have a place to park. What bothers him is the applicant is caught in the middle of trying to solve our parking problem downtown and this isn't what we want. We are here to get businesses downtown. Right now he can't go along with just 9 parking spaces. He doesn't want the applicant to give up. Keep working on this. You need the parking or you don't have my support.

Commissioner Cooper said there isn't much more to add. It has been pretty obvious; parking is definitely a problem. There is a new owner of the carry-out, maybe there is a possibility to secure a parking agreement with him. He couldn't vote for this right now. He would love to see the building renovated. He agrees with tabling the request.

Chairman Emerick said when this project first came before P&Z he made mention of the parking. It is still his number one issue. He would love to see the project move forward but he couldn't in good conscience vote yes tonight without having a firm parking arrangement. There are a lot of ifs here. You have good intent and you have been working hard on this. He appreciates this. We wouldn't be doing our due diligence and our duty if we just voted on the hope of something happening. We have to have firm plans in place which we know will work. He also is in favor of tabling the request tonight, until we have clearer answers. Mr. Sun said he will put the building up for lease, for a retail business and work on a parking agreement at the same time and see what develops first. It has been 10 months already. He can't keep waiting. He appreciates the feedback.

MOTION: Commissioner Little moved to table a request for a Certificate of Appropriateness for the property located at 26 W. Olentangy Street as represented by Matthew Althouse, to allow renovations to an existing building for the purposes of a restaurant, and approve a parking plan for the proposal, for a maximum of sixty (60) days.

Commissioner Cooper seconded the motion.

VOTE: Y 5 N 0

(Boysko absent)

### ZONING CODE AMENDMENT – SECOND PUBLIC HEARING

To amend the City Code to add a new District. The purpose of the proposed (PRC) Planned Residential Conservation District is to balance development pressures with goals of preserving open space and responding to market demands for alternative types of neighborhoods.

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

This item came out of the Code Update Committee. This is the second hearing for this item. Unfortunately, the timing going to City Council was longer than allowed by Code so we need a new hearing tonight. We will move this on to City Council in a timely fashion now. No changes were made from before. Staff recommends approval.

Chris Meyers, Architectural Advisor, had no comments.

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.

No Commissioners had questions or comments.

MOTION: Commissioner Little moved to approve the Zoning Code Amendment to add a new District, the (PRC) Planned Residential Conservation District, to balance development pressures with goals of preserving open space and responding to market demands for alternative types of neighborhoods, subject to the following condition(s):

1. That the proposed Zoning Code Amendment shall be forwarded on to City Council for approval.

Commissioner Jester seconded the motion.

VOTE: Y 5 N 0

(Boysko absent)

### OTHER COMMISSION BUSINESS


No further business.

### ADJOURNMENT

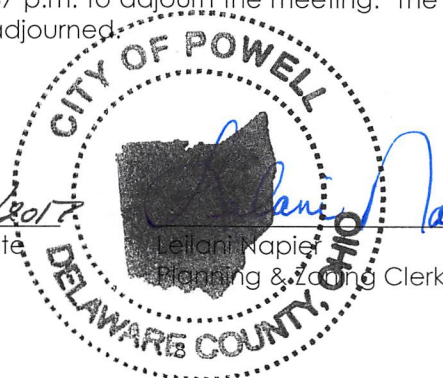
MOTION: Chairman Emerick moved at 8:37 p.m. to adjourn the meeting. The Commission seconded the motion.

By unanimous consent, the meeting was adjourned.

DATE MINUTES APPROVED: July 26, 2017

  
Donald Emerick  
Chairman

8/9/2017  
Date



  
Lellani Napier  
Planning & Zoning Clerk

8/9/17  
Date