



DEVELOPMENT DEPARTMENT REPORT
AUGUST 2017

CODE ENFORCEMENT REPORT

No report.

HISTORIC DOWNTOWN ADVISORY COMMISSION

No meeting held.

PLANNING AND ZONING COMMISSION

August 9, 2017 – Minutes attached.

CERTIFICATE OF APPROPRIATENESS

Applicant: Matthew Althouse
Location: 26 West 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.

- *Reviewed and approved with conditions.*

SKETCH PLAN

Applicant: Chris Bradley, The Camber Company
Location: 110 Grace Drive
Existing Zoning: (PC) Planned Commercial District
Request: To review a proposed mixed-use project consisting of 28 residential units and 2,000 SF of commercial space on 2.1 acres.

- *Reviewed and comments/suggestions provided.*

BOARD OF ZONING APPEALS

No meeting held.



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

August 9, 2017

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Don Emerick on Wednesday, August 9, 2017 at 7:03 p.m. Commissioners present included Shawn Boysko, Ed Cooper, Trent Hartranft, Joe Jester and Bill Little. Also present were Dave Betz, Development Director; Rocky Kambo, Assistant Development Director; Chris Meyers, Architectural Advisor; Leilani Napier, Planning & Zoning Clerk and interested parties.

STAFF ITEMS

Mr. Betz advised the Commission the ex-Superintendent of Streets, Steve Underwood, passed away over the weekend. Mr. Underwood was with the City 25 years. He retired a few years ago.

HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

Chairman Emerick opened the public comment session.

Jon Petz, 4320 Home Road, said he was representing a large group of concerned homeowners regarding the future proposed annexation of the property at the corner of Steitz Road and Home Road, for commercial development. Has there been any further proposals on this? What will the process be to annex the property and develop commercial? Mr. Betz said beyond a first meeting of the Development Committee reviewing the proposed/possible annexation, there has been nothing else happen. A property owner would have to file a petition with the County Commissioners. When the City receives the petition, the City will review the annexation and development. Mr. Petz asked if there would be a time for community feedback. Mr. Betz said yes, within a time period of three (3) months. Mr. Petz asked the best way to stay informed of the process. Mr. Betz advised Mr. Petz to stay in touch with the Development Department and watch the Current Proposals page online.

Hearing no further public comments, Chairman Emerick closed the public comment session.

APPROVAL OF MINUTES

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

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.

Dustin Sun, 9619 Shawnee Trail, Shawnee Hills, said this is their 4th appearance before the P&Z Commission. They have made some headway since the first meeting in January. They have reduced seating from 60 seats to 40 seats. They obtained an easement with their neighbor to have nine (9) parking spaces. This will give them sixteen (16) shared parking spaces. They are still finalizing things with Dr. Waddell and possibly Kevin Knight on leased parking options. Unfortunately he doesn't have anything final today but they have verbal agreements. They put a sign up in the front for parking since the last meeting. The front elevation has been addressed. They are exhausted, tired and anxious, hoping tonight they will be approved.

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

The real hesitation from the last meeting was the potential, perceived parking problems. He is going to focus on the Parking Census Study. Mr. Sun does have an agreement in place for shared parking to the west of his building. Staff has met with other individuals who potentially will let Mr. Sun obtain more parking.

Staff has finalized the Parking Study. The study was conducted between May 20, 2017 and July 26, 2017. The study is really a parking census. A parking census looks at how many parking spaces we have, how many parking spaces are taken up by cars and effectively what is our utilization rate of the available parking. We got a percentage of how many parking spaces are being used in the downtown study area. Our study area for this census looked at the entire downtown core, including Powell Center. For this meeting, we focused on the public parking lots. It is very easy to say, such as today when there is a big event, there is such a big parking problem. We took a systematic, scientific, objective approach to counting parking and calculating utilization. We took counts on numerous days, at numerous times and on numerous day types. Mr. Kambo showed the chart in the study (Exhibit 1A) on page 2, under Introduction, Census Method. The point was to get a snapshot over a course of different times to understand what is really happening in the downtown core. Mr. Kambo showed the color coded utilization rates on page 3, under Data Presentation. There has been a shift in the way parking was done and the way parking is done today. When you look at super-centers such as Target, they typically have parking spaces to meet their second highest day of the year such as Christmas or Black Friday. The majority of the year, there is a huge amount of unused parking spaces. This isn't the best use of space for downtown. We would rather have buildings and uses instead of parking. Mr. Kambo showed the municipal parking lot study results on page 4, under Village Green Parking. It is important to look at colors as opposed to numbers. The Village Green parking lot has 113 spaces. Over the course of the study, except for Powell Festival on June 24th, the municipal lot rarely broke 50% utilization. Under a true objective study, the municipal lot isn't even coming close to actual "At Capacity" utilization. Mr. Kambo showed utilization at 44 North Liberty on page 5. The analysis shows a far different situation. There is a lot more yellow and red; "Heavily Used to At Capacity". You also need to notice this heavy utilization is during the second half of the days, from 6:00 p.m. on. This means people are coming into downtown to go to our wonderful restaurants and this is fantastic. They are spending money and time; enjoying themselves. Mr. Kambo showed Depot Street on page 6. There are zeros (0%) across the board except for Powell Festival. No one is parking here. Mr. Kambo showed On-Street parking on page 7. After 6:00 p.m., utilization somewhat breaks 50%. There is a rare occasion where utilization met the 80% mark. Again, parking is not "At Capacity". Mr. Betz said most of the higher percentage use is to the east. Mr. Kambo said closer to the 4-corners. In summary, utilization of just the public parking spaces shows we aren't breaking the high 75 – 90% utilization. We can't say we are consistently, constantly having a parking problem.

Mr. Kambo said people are met with the signs shown on page 8 when they come to the downtown core. Visitors aren't going to find this very welcoming. Staff recommends business owners working together to share parking. Mr. Sun has done a good job of doing this. Or, a special assessment district could be created where everyone pools money into a pot so everyone's liability is covered, the lot is paved and taken care of. Streetscapes need to be beautified to entice people to want to walk down a street. Signage for private and public lots in the downtown core could be improved. Just as Mr. Sun has been asked to provide signage, other businesses should too. The study shows private lots along back roads and alleys aren't being utilized at all. The City could possibly step in and pursue an easement with private owners with the City taking care of the maintenance of the lots in exchange of unlimited access for visitor parking. Mr. Betz said private lots along the backs of buildings along Olentangy Street are used a little bit. Heavily used restaurant parking lots are full.

Mr. Kambo said in summary, the study shows a substantial amount of public parking still available. Mr. Kambo showed a parking survey which was completed in 2014 (Exhibit 1B). The study looked at square footage requirements, the number of seats a business had and the parking available/not available. The downtown was broken down into the west side, the northeast side and southeast side. The study showed the west side needed 77 parking spaces. We found we had plenty of parking because the municipal parking lot is on the west side. The northeast side needed 123 parking spaces. We found the northeast side to be lacking. The southeast side needed 53 parking spaces and was well equipped with parking spaces. This study is looking at Code and not utilization. Mr. Kambo went over the Seating Analysis on page 6 of the 2014 study. There could be debate on whether, according to Code, parking space requirements should be halved in the downtown area. Regardless of whether parking space requirements are halved or not, the Parking Census shows there is still enough public parking available. Whichever way Staff sliced or diced the figures, we were trying to see if we had the capacity.

Commissioner Jester said he came downtown for lunch Monday afternoon. He went to Local Roots. He saw all of the signs shown in the Parking Census telling people not to park in business's parking lots. He has never seen so many signs. He had to drive around Mr. Margello's private parking lot twice to find one spot which opened up. It was a handicap spot and he took it. He had to stand in line to get a table. If he didn't have a handicap sticker,

he would have had to go someplace else. The point he is trying to make is signage for public parking lots is important. If he were from out of town, he would have left.

Mr. Kambo said getting back to the current application, Mr. Sun has an easement with the owner to the west. Mr. Sun's neighbor needs parking too. The easement brings parking spaces up to 17 spaces. The owner to the west is asking for 4 spaces to be reserved during the hours of 10:00 a.m. and 7:00 p.m. for the owner to the west. Mr. Sun is allowed to use the 4 spaces after 7:00 p.m. This puts Mr. Sun down 1 or 2 spaces during the 10:00 a.m. to 7:00 p.m. period. The municipal parking lot can make up this parking. It is Staff's opinion the City and residents will be getting a beautifully renovated building, a great restaurant benefit and an increased tax base to the City, which far outweighs the parking issue. Staff does recommend approval with the conditions listed in the Staff Report.

Chris Meyers, Architectural Advisor, said comments made in last meetings have been incorporated. We are past the architectural review of the building. He sees a couple discrepancies in one drawing from another but they are incidental items. The topic seems to be more on parking. His opinion on parking is, given the proximity to the municipal lot, the likelihood is people will come to the municipal lot if Mr. Sun's parking lot is full. They can simply walk across the street. Business owners have been here talking about protection and maintenance of their parking lots and properties. This makes sense; it is private property. The municipal lot is a public resource and will become an ideal over-flow location.

Chairman Emerick opened this item to public comment. He asked those in the audience who have spoken before to limit comments to new comments. Everything said in previous meetings is on record. The Commission has heard all comments and gets the message.

Vince Margello, owner of 15 East Olentangy Street, 22 South Liberty Street, said a friend of his, John Cooper, used to say if "ifs and buts were candy and nuts, we would have a great day". This is what he has heard tonight; ifs and buts. The chart Mr. Kambo showed says 22 parking spaces would be sufficient for Local Roots per Code. Jessi wouldn't last 6 months with 22 spaces. Your Code doesn't make sense. You are all smart individuals but I'm not so sure any of you has owned a restaurant. I was in the restaurant business for 19 years. The vitalness of a restaurant is to make sure you have parking for your customers. You have 2 violations happening in downtown right now. He asked Alex at the City to give him an answer about these violation but he can't get an answer. Mr. Margello gave Chairman Emerick a copy of a parking agreement (Exhibits 2A). Mr. Margello said Mr. Betz has said Jeni's needs 7 parking spaces. An agreement was signed years ago saying 12 spaces were supposed to be reserved at the old Fire Department. This has never happened. You get a smoke and mirrors game in here. Down the road, everybody forgets about it and the business stays open. Kraff House, which was Easy Street, was supposed to have a parking agreement. This agreement was forgotten by everybody and the business is still open. You have another potential problem. This agreement isn't even worth putting it in a toilet. This agreement can be cancelled right away. You have 4 parking spaces reserved for the other business owner so how can you count those 4 parking spaces. You need to deal with the 2 existing violations which you, the Zoning Committee, have approved. Otherwise, this Zoning Committee is a laughing stock. All you are doing is showing smoke and mirrors and approving something which makes no sense. Once you approve it, down the line this parking space disappears, then that parking space disappears, but the business stays. Mr. Margello said he is sorry Mr. Sun has had to go through 4 meetings. It took me 2 years to get Saturday's Sports Club approved. He had to buy "x" amount of property for parking. This man comes in on a land contract, no one knows what the price range is. He called down to the Auditor's office. This property pays \$3,000.00 a year in real estate taxes. His property at Local Roots pays \$30,000.00 a year. This means when this man is going to do what he is going to do under a land contract, he is cheating the school system because nobody knows what the purchase agreement is. He is cheating the Fire Department and the maintenance of everything; while his property is still paying \$30,000.00 a year. We have to provide for the community. Yet he wants to use community property and nobody knows what the closing sale is going to be. The school system can't tax. Mr. Margello said Commissioner Little mentioned the property will be assessed and there will be more taxes on it but until then Mr. Sun pays \$3,000.00 a year. When he closed on Powell Grand he paid instantly into the school system. Play fair. This is piggybacking. If you didn't have Local Roots downtown you probably wouldn't even have the other 2 restaurants. Jessi has made this town as far as a restaurant. You have piggybacking going on with no expense for infrastructure. If you count those 4 parking spaces which are limited on when they can be used, this Zoning Committee is just a farce. You aren't living by the rules. I'm sorry he had 4 meetings. I had 17 meetings on Powell Grand. I had 2 years with Saturday's Sports Club. Mr. Margello gave Chairman Emerick a copy of a lease for 22 South Liberty Street (Exhibit 2B). The parking lot for 22 South Liberty Street is exclusive use for 22 South Liberty Street. Other people can't park their employees there. I have tried to be honest with you guys up here and all I have seen is smoke and mirrors. I am tired of it. I don't want to subsidize another restaurant with my parking lot. Mr. Margello said Commissioner Jester said he was down to his restaurant the other day. It is tough to find parking. This is why you see all of these other businesses with signs out. Parking is a rarity in

downtown and it is a commodity businesses need to operate. This business is coming in on the cheap. If you want to build a business in Powell you need to build the infrastructure for your restaurant.

Larry Coolidge, 78 West Olentangy Street, asked Mr. Margello how big his building is. Mr. Margello said maybe 5,000 SF. Mr. Coolidge said you know what it is exactly don't you. Mr. Margello said no he doesn't. Mr. Coolidge said he has talked to several land owners and he has a space behind his building. He told Mr. Sun he could use his space after 5:00 p.m. Mr. Sun has talked with Kevin Knight. They don't have a formal agreement yet but Mr. Knight said he would let Mr. Sun use 3 or 4 spaces. Dr. Waddell said he would give Mr. Sun whatever is needed to get this done. There are a lot of people working to try and get some nice things to happen in Powell. He would like to see this project completed. What Mr. Sun pays in taxes will all be taken care of. He will pay the loan off once the building is constructed. To go picking on stuff like this you are just picking. This will be a good project for the downtown.

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 said he doesn't have a lot to say. He was in support of the request at the last meeting. He understands the parking concerns but from where the Commission stands the applicant has an agreement in place. There is ample parking in the municipal lot across the street. He doesn't think it is too far out of walking distance for someone to walk across the street versus parking on the east side of town. His viewpoint hasn't changed. The concerns have been well noted. We as the City need to do a better job identifying public parking. We know people may be coming to Powell for the first time. We should have signs which take into account people are coming to town for the first time. Help them know exactly where to go.

Commissioner Little said he is a process person by nature. When he said he would work on Planning & Zoning he said he had a responsibility to balance the needs of the current residents as well as future residents. From a current use, we are fortunate for Mr. Margello's foresight and hard work he has put into this community. This community would be a lot less than what it is if Mr. Margello hadn't done this. He agrees with what Mr. Margello said earlier, if Jessi hadn't put the amount of work she has into Local Roots, downtown wouldn't be what it is. He does know Local Roots pays for a parking lot monitor. This is because they are successful and because people do park in his lot and not go into Local Roots. Day time parking at Local Roots for other destinations is problematic. People park there, go into Local Roots, they find the wait too long and leave to go somewhere else, leaving their car in the Local Roots parking lot. You are going to have this in any kind of situation, in any kind of community. He has personally witnessed Jeni's and Kraft House using the Local Roots parking lot more than some of the other businesses. He was sitting on the patio of Local Roots on Friday night and saw people coming from 50 South Liberty going to Jeni's. When we get to Other Commission Business on the Agenda, he is going to suggest a motion to re-evaluate Jeni's and what was Easy Street's parking agreements. We know things have changed since these agreements were established. We need to see what we can do to address this predator parking. When Prohibition added their patio did we add additional parking? Mr. Betz said the patio was a part of the original plan. The patio was added later due to timing and financing. Commissioner Little said 50 South Liberty puts signs up which explicitly warn people about being towed if they park in the lot. We need an overall solution. It appears as if all of the restaurants in town, with the exception of Liberty Tavern, seem to be directing their employees to use public parking and not their own parking lot. It is his opinion, and strictly his opinion, he doesn't agree with the Code. Dividing parking by 2 in the Historic District is not practical for the higher volume restaurants. When the Code is re-done, he will push re-evaluating whether we should continue to divide by 2. We need to improve directional signage and do a better job of pointing people to where parking is. We also need to be aware of events like what is going on tonight, when the municipal lot is full. Times of big events are going to put stress on downtown parking. Mr. Margello made a point at one time about Powell residents who go to the gym. These residents try to park as close as possible to the front door as they can. This is the nature of the people in this community. We can talk about parking and walking but the same people who go to the gym everyday try to get the closest parking space. He did his own census and his opinion is there are at least 20 – 25 spaces available in the municipal lot on a regular basis. He came to the municipal lot at 6:00 p.m. Saturday night and counted 55 open spaces. He does think the downtown business owners need to work together. It sounds like this is starting to happen. Shared parking and consistent signage amongst the owners should be worked out. Dr. Waddell paid about \$45,000.00 for his 2 lots. The City, if proactive, might have anticipated this and purchased the lots for parking. The City didn't but we need to continue to work with Dr. Waddell to work out parking. The parking study was data driven and we have video of the municipal parking lot to substantiate the data. Along with his own parking census, he is prepared to support this request but he will want to make a motion to re-open the parking agreements Jeni's and Easy Street entered into. We need to confirm whether they still have valid parking. Those 2 businesses by nature are probably putting the most stress on the Local Roots parking lot. If it weren't for Local Roots we wouldn't have people wanting to bring

businesses into downtown Powell. Out of respect to Mr. Margello and Jessi, we need to listen to what they are saying and take steps to make sure the situation is covered.

Commissioner Boysko said he agrees with many of Commissioner Little's points. It is important to re-evaluate the parking agreements and the compliance. Signage needs to be more informative instead of restrictive. Consistent signage needs to be added which directs people to the public parking lots. It seems like parking agreements are difficult to enforce and maintain. He doesn't know what mechanism can be used to tie the agreements to the business and to enforce the agreements. He doesn't know what the solution is. He thinks the Parking Census is a great study. It would be important to tie the Parking Census to the 2014 study. We need to start keeping track or make a log of how the utilization matches up with the seating requirements. We need to make sure we don't over park the public parking lots. It needs to be a living, breathing document which gets modified as the City goes through these requests. This request is asking for a variance to utilize the municipal lot for 2 parking spaces. Staff has demonstrated the municipal lot can handle these 2 deficient parking spaces. He disagrees with Mr. Margello's comment about the Commission not enforcing the rules. The Commission is tied to the rules. Like it or not, those rules are in place. The Commission isn't in a place, at this point, to modify the rules. Code says we are allowed to approve 50% of the required parking. This is what Code says. We can't say this isn't appropriate. Discussions can be held later and it probably is appropriate to look at whether this 50% rule should be eliminated. All in all, he still supports this request. This has been a good catalyst to help us work towards solving bigger parking issues.

Commissioner Jester said we have spent a lot of time moving away from the real application. He wants to get back to the real application. We need to move on this request tonight. We need to take care of the ongoing parking issue. We are adding new businesses downtown and this is a good thing. It bothers him when Mr. Margello says the Commission isn't enforcing anything. Commissioner Jester asked Mr. Betz about this charge. This is a serious charge. Mr. Betz said there are 2 agreements which date back to 2007 and 2010. We need to go back and look at them. Commissioner Jester asked if the agreements are still good. Mr. Betz said we need to see which items are no longer viable or useful for the business and go from there. He knows there are reserve spaces for Jeni's which have been signed. We will have to look and see if everything is compliant. Commissioner Jester said what fit before might not now. A lot has happened downtown. Will we try and set up new agreements or what will we do? Mr. Betz said he didn't know. Mr. Kambo said the census which was just done was done for public parking lots. The second and third steps of this census are to look at the private lots and to look at all of the agreements which have been in place. The agreements need to be put into a central place so we can make sure they are being enforced and are still viable. These are the next steps. Commissioner Jester said Mr. Margello got his attention on this. You got other people's attention. He asked Mr. Margello if he was satisfied with this. Mr. Margello said no because it is smoke and mirrors. He has lived in this town long enough. I see what they do. They are saying they will see if these agreements are still viable. When you sign an agreement, you sign an agreement. It means the agreement is enforced until the agreement is broken. Why do I, a private individual, have to come before the Commission and tell you there are 2 violations going on in this town? Commissioner Jester said everyone has picked this up. They know it is going on out there. He expects something to be done about it. Mr. Margello asked why he has to come before the Commission and tell you. Why isn't Staff telling you? Commissioner Jester said he wants Mr. Margello to know he has been heard. Mr. Margello said Commissioner Boysko said he doesn't respect the Zoning Committee. He does respect the Zoning Committee. He has come here for years. Why does he have to tell everyone the zoning restrictions aren't being followed? He has to bring it to the Commission's attention. If he was on the Zoning Board he would know if there was a violation or not. Chairman Emerick said we heard you. Commissioner Jester said we know that, we got it. Parking signs need a lot of public help.

Commissioner Cooper said his position doesn't change much from the last meeting, 2 weeks ago. He sees the parking study which he thought was going to be done in September and all of a sudden it is done in July. Mr. Betz said it isn't done yet. We need to add the private parking section. Commissioner Cooper said he agrees with Commissioner Little on halving parking requirements. The Code isn't adequate but he is stuck with it for now. He doesn't see additional movement from 2 weeks ago in regards to parking agreements. There is the easement with Mr. Coolidge to the west. There is a possible agreement with Kevin Knight and Dr. Waddell but he doesn't see anything in writing. His position isn't changing from last week. He hates this. He would love to see this building done and the restaurant open and thriving. At the same time, he would hate to see the business open and die on the vine because there isn't enough parking.

Chairman Emerick asked if there is an idea of when these additional parking agreements will be finalized. Mr. Coolidge said Mr. Sun spent the money with the adjoining landowner then he added in the restrictions on the 4 spaces so this didn't help him any. He has an agreement with Dr. Waddell and I have an agreement with him. He has talked with Kevin Knight and Mr. Knight will help but he won't spend the money for a legal agreement if the Commission is going to put a condition on for more parking. Mr. Sun is trying to do this. He has had this building for a long time. It is old and worn out. He had tenants in the building the whole time. The whole downtown

atmosphere has changed. The building needs a good tenant. Mr. Sun will be putting \$250,000.00 into the building. It will change what kind of asset the building will be to the community. It is in the TIF area so it will increase taxes which will help get money to put parking lots in.

Mr. Sun said he can also have valet parking. This would help with parking. Commissioner Jester asked where Mr. Sun's signage is going to be put. Mr. Sun said they will put a sign in the front and the back. Whatever signage is allowed per Code. Commissioner Jester asked how many parking spaces he has now. Mr. Sun said just on their lot they have 9 spaces. They need 12-1/2 spaces per Code. The easement with the neighbor next door takes them to 16 or 17 spaces. The restriction is on 4 spaces which makes him a half a space short. Commissioner Jester said good signage is critical. Nothing will work if you don't tell people where to go. Commissioner Jester asked Mr. Kambo how many spaces Mr. Sun should have. Mr. Kambo said based on Mr. Sun's use alone and the Code as it is now, he should have 13 spaces. Commissioner Jester said he has 17 with the agreement with his neighbor. Mr. Kambo said yes, 17. Mr. Sun said with the 4 restricted spaces they are really close to what they need. Incorporating valet parking and continuing to work with Dr. Waddell and Mr. Knight, they will be set. Commissioner Jester said he wished Mr. Sun had the signage tonight. Mr. Kambo showed Commissioner Jester the proposed signage. Mr. Betz said Mr. Sun is still working on the signage but there will be signage in the front and back. Mr. Kambo said a condition can be added asking that the signage come back before P&Z if you want. Commissioner Boysko said with 17 total spaces provided, 4 spaces restricted between 10:00 a.m. and 7:00 p.m., the applicant meets the parking requirements as the Code is written right now. Mr. Kambo said yes. Mr. Betz said technically but the Commission needs to approve the parking arrangement based on the Code because the applicant can't meet parking on his own. Commissioner Boysko said with the parking agreement in place, even excluding the 4 spaces, he meets the parking requirements, there is no deficiency. Mr. Betz said except for the fact you have an agreement for the use of both lots by both businesses. This isn't accounted for in the Code. That's why parking is a part of the Certificate of Appropriateness.

Mr. Margello said Commissioner Boysko just played a game again. He said Mr. Sun met the Code on parking spaces with the shared parking lot. What is the other business using for parking spaces? Don't they count? Commissioner Boysko said they have reserved themselves 4 spaces. Mr. Margello said no, Serendipity. Commissioner Boysko said Serendipity is required to have 4 parking spaces. They have the 4 parking spaces. Mr. Margello said there is another business there too. And, the 4 spaces are being restricted. How can you count those? Commissioner Boysko said we aren't counting the 4 spaces. Mr. Margello said then Mr. Sun is down to 13 spaces. Commissioner Boysko said he is required to have 13 spaces. Mr. Margello asked if they will be paved parking spaces. Mr. Kambo said yes. Mr. Margello said Mr. Sun keeps talking about these other shared parking spaces he will have. Are we talking about a spot of grass or a paved parking space? Commissioner Boysko said in his mind it is irrelevant. It doesn't matter. More parking isn't required. Mr. Margello said he has 13 paved parking spaces. He doesn't believe what is shown. He has been there many times and he is a developer. He doesn't see him being able to get 13 parking spaces in there with a dumpster location and a handicap space. Commissioner Boysko said he is looking at the site plan and he sees 13 spaces. Mr. Margello said he just wants to make sure you understand. Commissioner Boysko said he wants to make sure Mr. Margello understands. The applicant is meeting the Code. He wants to make sure the Commission understands. The applicant is meeting the Code the way it is written now. Mr. Margello said just like the other 2 instances he told the Commission about. Commissioner Boysko said we are talking about this request now. Mr. Margello said then Mr. Sun talks about valet parking. Go back to Easy Street again. Their easement said they would have valet parking too. Make sure this is all in writing and clear so when it breaks he can come back in here and show the Commission why it wasn't right when you passed this thing.

MOTION: Commissioner Little moved to approve 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, subject to the following condition(s):

1. That the number of seats shall be limited to forty (40) seats at all times. Should the applicant or a successor desire to increase the occupancy level in the future, applicant or successor shall be required to come before the Planning & Zoning (P&Z) Commission and shall demonstrate parking is sufficient to support a specific increase in seating over forty (40) seats, and
2. That the City Law Director shall review the shared parking agreement entered into between the applicant and the current owners of 26 and 30 West Olentangy Street for the purpose of determining whether the agreement is valid, enforceable and transferable; given the Land Contract in place for 26 West Olentangy Street. Should the City Law Director find changes are required to meet the criteria, the parties shall modify the parking agreement or this Certificate of Appropriateness shall be revoked, and
3. That a Certificate of Occupancy shall not be issued until the shared parking lot for 26 and 30 West Olentangy Street is paved and properly striped, and
4. That the applicant shall continue to work with the property owner of 50 West Olentangy Street for the purpose of entering into a shared parking agreement to include construction of a parking area, and

5. That the City Law Director shall review the shared parking agreement entered into between the applicant and the current owners of 26 and 50 West Olentangy Street for the purpose of determining whether the agreement is valid, enforceable and transferable; given the Land Contract in place for 26 West Olentangy Street, and
6. That the applicant shall place a map-like sign at the entrance to their parking lot which declares the rules for the shared parking lot and directs patrons to other parking options to include the Village Green (municipal) parking lot, the west parking lot next to the railroad, West Olentangy Street and other shared parking sites as appropriate. Staff shall be responsible for approving said signage. A Certificate of Occupancy shall not be granted until said sign is erected, and
7. That the applicant shall place similar, yet smaller in size, signage at the front entry of 26 West Olentangy Street, directing patrons where to properly park, and
8. That the tenant/owner of 26 and 30 West Olentangy Street shall come before the P & Z Commission within thirty (30) days in the event the shared parking agreement becomes void after issuance of a Certificate of Occupancy. At which time the P & Z Commission shall determine whether adequate parking still exists, grant an extension up to 60 days to allow the tenant/owner to make parking accommodations or reduce the number of allowable seats accordingly, and
9. That the Director of Development shall pursue parking easement options with the owner of the properties at 49 and 55 Scioto Street and shall report the progress back to the P&Z Commission within sixty (60) days, and
10. That the applicant shall work with the City Public Service Department to rearrange the public seating area adjacent to 26 West Olentangy Street, and
11. That all signage designs shall be approved by the P&Z Commission prior to the issuance of a Certificate of Occupancy, and
12. That all Architectural Advisor comments shall be incorporated, and
13. That the applicant shall come before the P&Z Commission within sixty (60) days of occupancy to determine whether valet parking is or is not needed to enforce the parking agreement and use of public lots, and
14. That the City Development Department shall review all current, directional signage for public parking and report findings to the P&Z Commission within sixty (60) days as to whether additional improvements can be made to improve visibility.

Commissioner Boysko seconded the motion.

VOTE: Y 5 N 0 Abstain 1 (Cooper)

SKETCH PLAN

Applicant: Chris Bradley
 Location: 110 Grace Drive
 Zoning: (PC) Planned Commercial District
 Request: To review a proposed mixed-use project consisting of 28 residential units and 2,000 SF of commercial space on 2.1 acres.

Chris Bradley, 6760 Colt Court, Dublin, introduced Dan Hanes with Columbus Architectural Studio. They have met with Staff a few times on their plan. They have been through a few iterations. They are seeking feedback and guidance on what they need to do to move forward. They first had a denser plan in mind and a different vision. They now have an understanding from Staff on what direction to head. They have a mixed-use project for along Grace Drive. The site is roughly 2.2 acres. At one time the site was .4 of an acre larger, before Grace Drive was extended to Powell Road. There is documentation which addresses the calculations. The old acreage would be used versus the new acreage due to an agreement between the land owner and the City. Mr. Hanes has done a lot of great projects across the country. We have worked together on a housing project in the Arena District. We have an eye towards quality. Our thought is to create a mixed-use of 2 and 1 bedroom flats and a commercial pad on the site. Plans show 28 flats. The commercial building portion is labeled 2,000 SF but there is flexibility. It could be a 2-story building or a little bigger. We are open to suggestions or whatever will work best for the market; a couple small businesses, retail or a restaurant. There are 55 parking spaces. The requirement is 52 spaces without considering shared parking which commercial/residential naturally do. They are over-parked. There are 3 buildings with flats in each. The 4th building is commercial. They tried to respect the current trees which give a buffer from the retail site. There is a tremendous amount of green space behind the flats. This area could have some common shared amenities; a covered patio space with an outdoor fireplace, nice furniture. We believe Powell has a lot of residents who are interested in staying in Powell as they age. We would like to provide a product where Powell residents can have a rental option and live somewhere where they can walk to the downtown area. We are stressing quality, walkability and ease of use of the property. We want the architecture to look like the buildings have been here for some time. The lower units will have front doors onto Grace Drive. The access point for the upper units will be in the rear via internal stairs. The back door provides access to 4 units. Floor plans are going after a higher end demographic. Each master bedroom has larger closets. We expect the renters to be

sophisticated renters who are downsizing and used to living in very high quality homes. They want to downsize but not compromise on quality.

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

This is a Sketch Plan. The Commission reviews and provides comments. It is understood no statements by officials of the City shall be binding upon each other. This is an informal review of the proposal and will establish dialog. In Staff's opinion, this property is within our Comprehensive Plan area of mixed-use Village Center. The site is just north of Olentangy Street where a new traffic signal has been put in. Grace Drive has historically been heavier commercial uses on the north end. We have seen some changes in the area in regards to the Harper's Pointe proposal which was approved. How much of this area do we really want to see be commercial versus residential. What is the appropriate mixed balance along Grace Drive? This property is just north of the access drive to Powell Center. There is an easement for part of this property for the access drive. When the Grace Drive extension was done back in 1996-97, the City acquired rights-of-way for Grace Drive from various property owners, including the applicant's property. He is trying to find the original, signed agreement. He doesn't have it yet. The agreement addresses the land area the City took, setbacks being the same as what is along Grace Drive and the property can have access from the access drive. There were other requirements so they need to find the agreement. Commissioner Little said when we approved Harper's Pointe, where did we envision the connector road being? Mr. Betz said it would be right where the access drive is. Commissioner Little asked if this will cause any problems. Mr. Betz said no, we need to discuss this with the applicant, in terms of whether the drive needs to be upgraded and how the drive will be designed. The Powell Center people are still talking with the applicant about the connection; dialog is still continuing. In regards to mixed-use, we need to talk about how much residential and commercial mix should there be. We need to consider what will happen with the properties on the other side of the road. There is a stream which goes through those properties. These properties could also be considered in our mixed-use plan. Scioto Street could be extended across. It is important for us to know what we want to accomplish in this area. In Staff's opinion we might want to see a little more commercial than residential. This doesn't mean the applicant can't do more commercial than what has been proposed. Maybe some of the units could have commercial under them and spread the units out a little more. The opportunity is here to make more commercial. Grace Drive is going to become a more heavily used street as this project and others occur. A traffic signal is planned for Liberty and Grace Drive next year. This provides a better way of getting around the 4-corners with the turn restrictions. City Council may keep the turn restrictions north and south on Liberty in the future. Grace Drive could see additional traffic. The Downtown Business District, which this request is zoned, allows 7 dwelling units per acre. It can go up to 9 dwelling units per acre with public amenities such as an upgrade to the driveway access point for the connector road, some open space and a little trail. The proposal is going on 2.1 acres but the acreage the City took as part of the Grace Drive extension is being included when calculating the density.

Chris Meyers, Architectural Advisor, said the site is a great site. He drives by it a lot. He likes simple architecture which represents this region of our country; the mid-west, rural, agrarian vernacular in architecture. You see this when you walk up and down the street. So often, in multi-family properties, it is pack in as much as you can and be as repetitive as you can. These look like little white farm houses, repeated and done with elegance and restraint of the proper details. This is where the project either becomes a great success or a failure. The attention to detail, material, craftsmanship, simplicity is going to be critical for the success of this project. Those of us who understand architecture will look at the fine pieces, those in the community will look at it like the builder couldn't afford stone, or they didn't have enough money for other paint colors. There really has to be a refinement in the approach to this style of architecture. He is encouraged by what he sees. As a Sketch Review, we are off to a great start. As we move forward, the layers of information needs to be talked about; gutters, downspouts, where are condensing units, where are electric meters. Mr. Meyers asked Mr. Kambo to bring up a street view of 980 Summit Street in Columbus. It is a collection of very simple, gabled façade, residential properties. It is a very successful version of a repetitive building type done with restraint; meaning the architecture is very simple and basic with detail and correct proportion. He encouraged the applicant to look at the depth of the wall between the façades to maintain the sense of scale. The gabled facades on Grace Drive represent a front façade. The elevation in the rendering looks like it might be 18" or 2'. To accentuate this area further would enhance the scale of a collection of buildings rather than a façade with gables. The variations in color and the transition from different siding types could be used to do this. It will be critical to see what the commercial building will look like. This building will be a first impression building, coming around the corner on Grace Drive. The building has the potential to set the tone for the rest of the development. He is assuming the building will carry a similar character and more of a 1-story building. Mr. Hanes spoke from his seat (inaudible). Mr. Meyers said without knowing what the use of the commercial space will be, he encouraged the applicant to really activate the outdoor use, whether it's landscaping, terraces, outdoor patios, dining, etc. This is a gateway location into the City of Powell and could give a fantastic impression for the community. Is the covered parking in the back going to be a canopy structure or secured garages? Mr. Bradley spoke from his seat (inaudible). Mr. Meyers said secured garages. The garages are

another way to look towards how to incorporate the same type of carriage house or stylistic building which reinforces the design. A trend he is seeing a lot in compact, multi-family projects is potentially adding a flat above the garages. As you continue to develop your site plan, it is important to show your landscaping design, material pallets, material samples, light fixtures, etc. The more information the better. He is also interested in seeing size and dimensions for the porch elements so he can help them maintain proportion, scale and accuracy of the elevations. This will be a very interesting project to see develop. He knows Dan Hanes very well. He is a great architect.

Chairman Emerick opened this item to public comment.

Dave Ebersole, 287 Penny Lane, said he is a candidate for City Council this fall. A few years ago he wrote an Amendment to the Powell City Charter. It banned high density housing in the downtown Powell area and in the Downtown Business District. High density housing included townhomes and multi-family homes. This project has multi-family homes and it is in the Downtown Business District. The Charter Amendment went on the ballot and people voted for it. So, in other words, people voted against high density housing, against townhomes in the Downtown Business District. In essence, the people voted against this project. People don't want this project. I think you should reject this project for this reason. He knows in the past the Commission has approved projects which people voted against; specifically the Harper's Pointe project talked about earlier. I don't think you should do this. Obviously, people voted against this for a reason. There has been a lot of discussion and a lot of litigation about traffic and public safety in the downtown area. The Commission should turn over a leaf. You can't just stick your head in the sand and pretend like elections didn't happen, like voting doesn't matter. Voting does matter. It is a big part of the reason he is running for City Council. I think you should reject this project. A lot of times with the Planning & Zoning Commission you look at projects and say it is my responsibility to look at the Zoning Code. Then you approve a request and say I'm just reviewing the Zoning Code. You can't just divide and conquer like this. You need to look at this project and say, hey, I do think voting does matter. I'm going to respect the will of the people I serve. I think this is how you should view this request. This is an opportunity to do this and I encourage you to do this.

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 said this property is zoned Planned Commercial. He isn't real comfortable with residential being put on this part of Grace Drive. We will see a tremendous increase in the amount of traffic on Grace Drive. It seems the area is more appropriate for commercial use.

Commissioner Jester asked if the shopping center is for sale. Mr. Betz said yes. Commissioner Jester said he had hoped the shopping center and the whole corner would be one property. He hates to see the property piecemealed off. He is disappointed the whole property hasn't come together. Is this for people 55 and above? Mr. Bradley said he appreciates Commissioner Jester's comment about the shopping center. He gave it his best shot. There were 9 or 10 offers on the table and it is an astronomical number they are asking for to buy it. He didn't know a way to make it work. This development would not be restricted for any age group. It would be fair housing, for rent. The product type and the quality will target that type of consumer but young professionals will be interested too. Young professionals are very interested in living in the Arena District and Grandview Yard but the suburbs need to offer this kind of stock also. There are people who work at Cardinal Health who want these types of residential units where they can walk to things. I think there will be a nice mix of both ages. Commissioner Jester said he is coming from the climbing stairs standpoint. You have quite a few upstairs showing. Mr. Bradley said you could have a lower unit. These are flats. They aren't 2 stories. All living space is on one floor. Commissioner Jester said he thought they were 2-story units. Mr. Bradley said it is a different unit above. Commissioner Jester said you have to walk up steps to get to the second floor. Mr. Bradley said there will be first floor units. Mr. Bradley said he wanted to clear up one thing. The zoning map says this is Downtown Business District. Mr. Kambo said there is a typo in the Staff Report. This project is in the Downtown Business District, not Planned Commercial. Mr. Betz said he said Downtown Business when he presented but the Staff Report does have an error.

Commissioner Boysko said the 7 and 9 dwelling unit density still applies since it is the Downtown Business District. Mr. Betz said yes. Commissioner Boysko asked how this request matches up with the allowed density. Mr. Betz said you have to account for the land which was taken as a part of Grace Drive as the agreement says. This request is on the maximum side. Public improvements would have to be shown to accommodate for the extra 2 units per acre. The developer could work on the road to make it a public road section instead of an access drive, maybe incorporate a pathway through the trees to connect to the property to the north or add some public gathering spaces as a part of the overall plan. Commissioner Boysko asked if this would include straightening out the curved access road. Mr. Betz said no the road would stay the same, just as we have planned all along. Commissioner Boysko asked if the road would remain an access road and not a public road. Mr. Betz said it would be a public

road but done to a standard which is different from a suburban street. We would look at including curbs and sidewalks. The access drive has the depth of a public road. Mr. Bradley spoke from his seat (inaudible). Mr. Betz said they are making their section as a connection. Commissioner Boysko asked if there would be any limitations on where the curb-cut would be. Mr. Betz said we would want it back as far as possible. They are at a point where it would be OK. Commissioner Boysko said he agrees with a lot of the comments made, Mr. Meyers' in particular. He doesn't have a problem with the density. He would be cautious about the flats being rentals. Rentals is a bad word in this town. He understands what was discussed and voted on in the past but if there is an opportunity to consider developing larger flats which could be converted into condominiums. He likes the massing of the buildings and the fact they are close to the street. He likes the courtyard. It would be good to think about how the courtyard could be activated. Right now it is the back door to all of the units. It would be great to be able to turn the units around and create a more private area along the back. It would be nice to really use this space rather than just have sidewalks cutting through a green space. It could be a great little urban space. He doesn't see too much mixture of the mixed-use. When you say mixed-use he is thinking more of an integrated design physically where you have commercial/retail on the first floor and residential on the upper floors, more of an integrated piece. This is really a commercial component in one place and residential in another. He doesn't know if the market would allow you to start integrating the two or not. Mr. Hanes said the problem they have faced every time they have investigated this idea is you have to have elevators to allow access up to the residential area. There is a cost and a noise consideration of people living above and below you. In a denser area where people are accustomed to it, but he isn't sure the market would bare it. Mr. Meyers asked if there is the potential to consider, without much change to the unit configuration, a live/work type of unit, where ground level is someone's business space and the second level is their living space, with the potential to have a double lease. It would elevate your percentage of commercial use and minimize the dense, multi-family aspect. Commissioner Boysko asked if they could transition from the commercial building to the live/work area to residential. Mr. Hanes said the way they would try to approach this is to put residential above the planned commercial building. The density we are at on site is already at the number of residential units they can have. If we just start adding more, the density will be tighter and parking will be an issue. These are the challenges which led them to the plan submitted. Commissioner Boysko asked if they are locked into 2-stories. Mr. Hanes said yes. Mr. Bradley spoke from his seat (inaudible). Commissioner Boysko said they are off to a good start. He would like to see a better way to integrate the mixed-use. Mr. Bradley said this is a very fair comment. He has been involved in other projects which do mixed-uses vertically instead of next door to one another. It can work out but the challenge is retail is a tough animal. It is a revolving door. As a developer, to take half of this space and build them speculatively as retail, is a huge financial risk; especially in terms of having vacant space sitting there. Residential isn't as risky. You also then box yourself in to prospects who are looking for commercial space. You already have defined dimensions and things of this nature. The prospects then have to fit into the building you have already drawn boundaries on. The proposed commercial pad will allow us to have a very flexible marketing campaign to figure out who we can get in and what do they want. Ideally, he likes buildings which have smaller use but you go up enough levels with residential to reduce the risk of the total dollar cost of the bottom retail. We wanted to have 3 levels but Staff let them know they have to stay at 2 levels. Commissioner Boysko said the only other comment he would like to re-enforce is the comment Mr. Meyers' made about the need to articulate all 4 sides of the building. There is an opportunity to vary materials, colors and the depth.

Commissioner Little thanked the applicant for coming before the Commission with their proposal. He thinks it is interesting and a positive thing to think about on this property. In the past, when we talked about this particular quadrant, we talked about turning the plaza around so the front becomes the back and the back becomes the front. Mr. Betz said this was in our 2004 Downtown Revitalization Study. Commissioner Little said in some ways this request may hinder this. Mr. Betz said certainly but this will hide the back. Commissioner Little said he knows there has been discussion on density. He may be the only one who thinks we may have some issues with density; whether it's P&Z, Council or the community. It is a little different story when there is mixed-use. He wonders where Scioto Street will come out when it is extended. Mr. Betz said Scioto Street would come out at about the mid-point of this property. Commissioner Little said we might want to think about leaving some space between the buildings to allow this connection. There is already a space pretty close to where it would connect now. Mr. Betz said they have one access point off of Grace Drive and one off the connector road. The plan meets our specs. To have another road come through would be more obligatory for this parcel than what is necessary. Commissioner Little said if we get into a reduction in density discussion, one way would be to minimize a couple units and leave an opening. Mr. Betz said it would be something to sketch out. Commissioner Little said he will just ask that we think about this. Getting the access drive up to public street level improvement is something we have historically talked about as a trade-off for density. He agrees with Commissioner Boysko's comments about getting more mix in the mixed-use. Maybe we can explore some ideas. We will probably want to talk about apartment rent rates and more about how we aren't targeting people with families who want to get into the Olentangy schools. You will have this argument, based on past experience. We need to look at the demographics you are going after and clarify this. Mr. Betz said and a market study. Commissioner Little said he believes historical data will show the traffic

demand will be lower with this proposal as opposed to just going with a commercial proposal. There are a lot of different things to think about.

Commissioner Hartranft thanked the applicant for coming before P&Z. It is a good plan. He likes watching the development of Grace Drive. It has been a blank, open space for a long time. This is a welcome development. He does have the same reflections as Mr. Meyers in regards to the commercial building being a key point. A lot of focus needs to be put on this building. We will want to see what the building will look like. The covered garages are also going to be key points we will want to look at. We will look at siting material, roofing material, and lighting (down lights or gooseneck). He has a concern with the density. Is the request at 9 dwelling units per acre? Mr. Betz said the request is at the max. Commissioner Hartranft said there will be 28 units. Code permits about 19 units. Mr. Betz said there is an agreement from when the City bought the Grace Drive land. Because of the reduced price, we accommodated the ability to utilize this land as part of the density. The site is greater than 2.1 acres. He doesn't know the exact acreage but we will see this in the Preliminary Development Plan. Commissioner Hartranft said looking at the plan as a whole he can see how the development will be popular in the area. If anyone has kept up-to-date on how Powell Grand is selling, it is almost at 50% sold or leased/rented. This will fill a need in the area. People are moving from the 1-2 acre lots with 5,000 to 6,000 SF home and realizing they don't need this size anymore and they want to stay in the area. There is a huge demand. He likes to see these kinds of requests and he likes the mixed commercial use. The location is fantastic. The applicant sat here through the whole parking issue debate. Talk about walkability to Local Roots and everything else on the 4-corners. He is encouraged with the request. Density is always going to be an issue. We can look at ways to address this.

Chairman Emerick thanked the applicant. Everyone has covered what he would say. He will re-emphasize density will be a big issue. He agrees with Mr. Meyers' comments about the commercial building being a focal point. I think some good feedback has been given which you can work with. He looks forward to seeing the next step.

OTHER COMMISSION BUSINESS

Chairman Emerick advised the Commission that City Council will make a decision on the open P&Z member next week.

Mr. Betz advised the Commission the Charter Amendment was found to be unconstitutional and does not apply.

Commissioner Little moved to request the City Development Director, in consideration of the testimonies presented regarding the parking for 26 West Olentangy Street, review the parking agreements put in place as a result of approval for the Stavroff building and Easy Street Café, to determine whether said parking agreements are still in effect and functioning appropriately. In the event these parking agreements aren't functioning appropriately, options are to be considered which remedy the ineffective parking agreements.

Commissioner Boysko seconded the motion.

Vote: Y – 6 N – 0

Mr. Kambo advised the Commission the Parking Study was presented partially completed to allow discussion for Mr. Sun's request. The full blown Parking Study will include private lots and the parking agreements currently in place. As a part of the study, they will allocate the parking spaces which businesses are supposed to be using in the municipal lot. They will create a map of the municipal lot and allocate blocks of spaces to each business. Then we will see how many spaces are left over. He can't put a timeline on when the study will be done but it will be sooner than later. Chairman Emerick asked Mr. Kambo to send the Commission a digital copy of the 2014 study. Commissioner Boysko asked if it possible to enforce new sign requirements; to have businesses modify the signs they put out to promote public parking. Mr. Betz said Staff will talk to the business owners. Commissioner Little said we might want to make the sign put up at 26 Olentangy Street become the standard so we don't have 39 different versions of signs. So people will become familiar with the signage and know what to look for. Chairman Emerick asked how many Local Roots employees are parking in the 44 Liberty lot. Mr. Betz said he doesn't know. He sees them there every day. If the Local Roots employees didn't park there, the spaces would be open. Chairman Emerick said this is his point. There are 12 spaces there reserved for Jeni's. There are 19 total spaces at 44. If Local Roots employees weren't parking at 44, Jeni's customers could park there. Commissioner Little asked if the spaces at 44 are really marked and reserved. Mr. Betz said some are signed and he doesn't think the number is 12 spaces reserved. He will need to look. Commissioner Little said parking certainly isn't enforced.

Mr. Bradley said he had an idea which could go in with their plan. The City has green space where the access drive off Grace Drive is. Mr. Betz said in front. Mr. Bradley asked if there would be a way to use the south side of the drive to add parking. People could park there and walk uptown. This would allow their commercial space to get bigger too. Mr. Betz said we might be able to do this. Commissioner Hartranft asked Mr. Betz to show what

Mr. Bradley is referring to. Mr. Betz showed a little notch of property the City owns. Commissioner Little and Hartranft said this is a good idea. Mr. Betz said head in or parallel parking could be put in. Commissioner Little said this would also allow the applicant to think about different types of commercial use, such as a restaurant. Mr. Bradley said it might allow them to pull in a bigger office user. An office user would leave by 5:00 which would open up parking for the busier evening hours which the Parking Study shows as when parking is a problem. Chairman Emerick asked if the site the applicant is going to build on is owned by the same people who own the shopping center. Mr. Bradley said no. The District of the Denomination of the Church owns the shopping center.

ADJOURNMENT

MOTION: Chairman Emerick moved at 9:12 p.m. to adjourn the meeting. The Commission seconded the motion. By unanimous consent, the meeting was adjourned.

DATE MINUTES APPROVED:

Donald Emerick
Chairman

Date

Leilani Napier
Planning & Zoning Clerk

Date