



City of Powell, Ohio

Planning & Zoning Commission

Donald Emerick, Chairman

Ed Cooper, Vice Chairman

Shawn Boysko

Trent Hartranft

Joe Jester

Bill Little

Shaun Simpson

Chris Meyers, AIA, Architectural Advisor

MEETING MINUTES

September 13, 2017

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Don Emerick on Wednesday, September 13, 2017 at 7:00 p.m. Commissioners present included Ed Cooper, Trent Hartranft, Joe Jester, Bill Little and Shaun Simpson. Also present were Vice Mayor Jon Bennehoof; Karen Mitchell, City Clerk; Rocky Kambo, Assistant Development Director; Leilani Napier, Planning & Zoning Clerk and interested parties. Shawn Boysko and Chris Meyers were absent.

COMMISSION APPOINTMENT

Vice Mayor Jon Bennehoof swore in Shaun Simpson, who was selected to replace Richard Fusch as a Planning & Zoning Commission member. Karen Mitchell notarized Commissioner Simpson signing the Oath of Office.

STAFF ITEMS

No Staff items.

HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

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

APPROVAL OF MINUTES

MOTION: Commissioner Cooper moved to approve the minutes of August 9, 2017. Commissioner Jester seconded the motion. By unanimous consent the minutes were approved.

AMENDMENT TO AN APPROVED FINAL DEVELOPMENT PLAN REVIEW

Applicant: Verona LLC
Location: 4594 Powell Road
Existing Zoning: (PR) Planned Residence District
Request: To review a change to the landscape plan.

Chuck Orth, Development Coordinator, Romanelli & Hughes, Verona LLC, said Joe Looby with Stantec was also present. Mr. Orth thanked the City of Powell, specifically Dave Betz and Rocky Kambo, who helped them make the recent changes. They are before the Commission to document the changes so they are on record. The changes were made after the Parade of Homes and after the property was brought into the City of Powell. The development has a European, Tuscan style. The amount of plant material increased by over 100 plants. The mounding along Powell Road and at the entrances was changed because they wanted to remove the cross buck fence, which they didn't believe fit the style. The amount of street trees were doubled and upsized. The trees are 4 – 5" in diameter, 15 – 20' tall. The entry to the patio style home area has been changed. They repeated the style to match the Tuscan style. The entry sign in the island off of Powell Road has changed. The pump station is no longer a split-faced garage looking building. Mr. Romanelli didn't think this was an appropriate entry feature. They worked with the City Building Department and the Delaware County Sanitary Department to make the approved changes. The entrance off of Seldom Seen Road has been changed to match the other entrances.

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

Verona is currently under construction and doing very well. Things sometimes need to be changed once practical application is applied. The changes are non-substantial so the request doesn't need to go back before Council. P&Z can review and approve. Staff sees no issues with any of the proposed changes. The intent, feel or look of

overall development has not been changed. Staff thinks some of the proposed changes may even be better than the existing Final Development Plan. Staff does recommend approval with the condition listed in the Staff Report.

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 Cooper said he didn't have any problems with the changes. The changes are being done in a classy way.

Commissioner Jester said he really likes the changes made. Landscaping has been upgraded from the original design.

Commissioner Simpson said the proposed changes look good to him. The development is coming along very well.

Commissioner Hartranft: I have a question on the sign which will go on Seldom Seen Road. There is a big variation from the proposed Powell Road tower when it came through final development versus what is there now. Will there be a big change with what is being proposed now?

Mr. Orth: The one there now is the approved sign.

Commissioner Hartranft: Is there going to be signs on both sides?

Mr. Orth: Yes.

Commissioner Hartranft: Is there going to be any lights?

Mr. Orth: I don't know. This is a good question. Are lighted entry ways preferred in Powell?

Mr. Kambo: It depends.

Mr. Orth: Lighting would be low voltage. Up lighting.

Mr. Kambo: If P&Z wishes, this could be determined. It is a good question.

Commissioner Hartranft: It isn't a big deal. It would be nice for the people living there. Is the front tower lit?

Mr. Orth: Yes, with up lighting.

Commissioner Hartranft: I agree, the new proposed design fits the area.

Commissioner Little: I understand most of everything has already been completed except for the Seldom Seen entrance.

Mr. Orth: Yes.

Commissioner Little: The pump station is clearly better than what it was. There has already been a lot of effort put into it. Does the picture of the pump station shown represent the current landscaping?

Mr. Orth: Yes, there is minimal landscaping around the building. It is a County building; they maintain and take care of it.

Commissioner Little: The building kind of stands out there and reaches out at you. I was going to ask whether we should consider additional landscaping. If the County maintains, it is a different situation.

Mr. Orth: We can talk to the County to see if we can add some additional landscaping. Maybe bring in additional maple trees.

Commissioner Little: Maybe Staff can help with this.

Mr. Kambo: You can add this to the conditions if you want.

Commissioner Little: I think the proposal is great.

Mr. Orth: As long as the County will allow them to add landscaping, they will try to accommodate.

Chairman Emerick said he agrees the changes make sense and he has nothing else to add.

MOTION: Commissioner Little moved to approve an Amendment to an approved Final Development Plan for a change to the landscape plan, for the property located at 4594 Powell Road as represented by Verona LLC, subject to the following condition(s):

1. That all changes shall be incorporated into the existing Final Development Plan and a revised plan package shall be submitted to Staff for archiving, and
2. That the applicant shall work with Staff to investigate additional landscaping around the pump station area, and
3. That the entry way feature located at Seldom Seen Road shall have lighting which is consistent with the other entry way feature lighting within the sub-division.

Commissioner Jester seconded the motion.

VOTE: Y 6 N 0 (Boysko absent)

COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN REVIEW

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

Chris Winkle, Gandee Heydinger Group, 642 Brooksedge Blvd., Westerville, said Michael and Angie Felice, the owners, are present. Beatz Studio will be a fitness facility which will house a studio in the back portion for training events, spin classes and group fitness. The front portion will be the lobby, restrooms and office space. Parking meets Code. They have widened the turn-around area in the back to allow for easy turning around. There will be a detention pond on the north side which has been designed for full build out. If the owner decides to build on in the future the detention pond will be ready. The trash enclosure will be in the back. Landscaping meets Code. The building elevations were revised, taking all comments presented into consideration. The entry features match the surrounding buildings' entry features. The stone color is different. Mr. Winkle showed the Commission samples of the stone, building colors and roof colors. They have lightened up every single color. The greys and the white trim match pretty well to some of the buildings up the street. They met with Staff, Chris Meyers, Chairman Emerick and Mayor Lorenz last week and made final tweaks. They discussed the Wolfe Commerce Park Codes. They are meeting every single Code requirement and restriction. They submitted plans to neighbors. Claire Joliff likes the revised plans much better. She supports the new design.

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

This is the third time P&Z has seen this request. The applicant just gave Staff the new design plans. The plans have gone from a very dark pallet which would have clashed with Wolfe Commerce Park, to a lighter color pallet. The colors are now complimentary but not a replica of existing buildings. There is an existing doctor's office which has the same greys. The applicant doesn't want to blend in so much we don't know there is a new building in Commerce Park. Alternatively, the applicant doesn't want to be so distinct they clash with their neighbors. The applicant has achieved this by lightening their colors. Staff asked the applicant to change the depth of the stone table. The new design plans show a sign also. The Staff Report was written prior to the new design plans. Staff was hesitant to have the dark colors, thinking the dark colors would clash. Staff highly recommended a different color pallet. The applicant went ahead and took care of this. Staff is much more pleased with the new colors. The City's Architectural Advisor isn't here but he did mention in an e-mail he is happy with the architecture and the new colors selected. Staff is pleased with the landscaping. The applicant informed Staff any future addition onto the building would mirror the front portion of the building. There is enough parking for any future expansion. Staff hopes the applicant does well and does want to expand onto their building. Staff is in favor of the Option B plans with the conditions listed in the Staff Report. Condition 3 listed in the Staff Report has been met so it is no longer relevant. Mr. Kambo said he would like to add a new condition; since Staff received the Option B plans after the fact, the applicant needs to provide a final submittal with all updated documents.

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 Simpson said he wasn't a part of the other presentations to the Commission but it looks like the proposed building fits in well with the other buildings in the area.

Commissioner Hartranft thanked the applicant for coming back before the Commission. He thinks the color pallet will definitely work. Will there be any open properties left after this project is built? Mr. Kambo said yes and showed where the open properties are. Commissioner Hartranft said this building will serve as a good precedent, to change things up a little bit from buildings which have been there since the 80's. He likes the design and thinks it will be a good addition to the area.

Commissioner Little said he appreciates how the applicant worked with the Commission, taking all comments into account. Were notification cards sent out to neighboring property owners? Mr. Kambo said yes. Commissioner Little said no one attending implies everyone is OK with the changes made. Mr. Kambo said they also have Council to voice comments. Commissioner Little asked what the colors are of the gymnastics building in the back. Mr. Kambo said the gymnastics facility is very similar in color. The gymnastics facility might have more of a brownish hue. He showed an image of the existing gymnastics facility. Commissioner Little said he is good with the plans. He hopes the applicant is successful and does want to expand.

Commissioner Jester said the applicant has worked very hard on the building. The building is fine for the area. It fits in. He appreciates everything which was done.

Commissioner Cooper agreed with the comments made. He thanked the applicant for putting up with all of the comments. You've done a wonderful job and ended up with a good product. Will the proposed sign be lit? Mr. Winkle said they will submit a sign package. He thinks the sign might have a light sitting behind it so a light shines through.

Chairman Emerick thanked the applicant for working with the Commission. Positive comments have been made tonight.

Commissioner Little polled the Commission to see if they would be comfortable with Staff reviewing and approving signage plans.

MOTION: Commissioner Little moved to approve the combined Preliminary and Final Development Plan for a proposal to construct a dance studio on 1.18 acres, for the property located at 80 Clairedan Drive as represented by Beatz Studio, subject to the following condition(s):

1. That Staff shall confirm all Architectural Advisor comments are met; and
2. That all City Engineer's comments shall be incorporated, and
3. That the final color pallet shall be confirmed by Staff, and
4. That any future additions to the proposed studio shall be brought before the Planning & Zoning Commission, and
5. That the applicant shall update the Final Development Plan package to incorporate all recent changes prior to submittal to City Council, and
6. That Staff shall be responsible for final approval of any signage on the property.

Commissioner Cooper seconded the motion.

VOTE: Y 6 N 0 (Boysko absent)

OTHER COMMISSION BUSINESS

Mr. Kambo informed the Commission there won't be a second meeting in September.

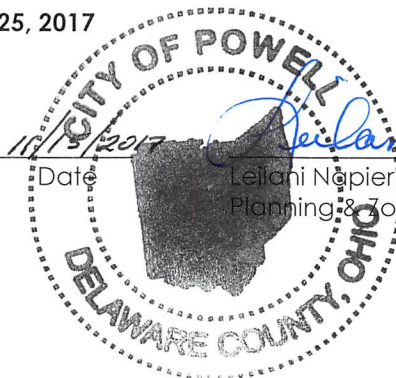
Commissioner Little said his neighborhood has been overwhelmed with signage. There were approximately 30 signs put up. The signs all disappeared. Did the signs disappear because they were put out too early? Vice Mayor Bennehoof said signs aren't supposed to go out until 30 days prior to elections. Signs aren't supposed to be placed in the right-of-way. The City is picking the signs up but they are being put right back out again almost as fast as they are being picked up. Each candidate has a letter which clearly states the requirements. There are ODOT regulations and Ohio Revised Code which are being violated. There are fees which could be assessed. He will probably push for the fees to be assessed. The Township isn't doing anything about the signs. Staff is going out 3 days a week to pick up signs. A private citizen can do whatever they want if a sign is on their private property or in the right-of-way of their property. Commissioner Little said as the HOA President, he wanted to confirm his understanding of the rules. They historically try to keep signs out of their neighborhood. Chairman Emerick asked if anyone has thought about putting the rules in the newspaper so everyone could see the rules. Commissioner Cooper said a copy of the letter is posted on the Powell Bubble today.

ADJOURNMENT

MOTION: Chairman Emerick moved at 7:44 p.m. to adjourn the meeting. The Commission seconded the motion. By unanimous consent, the meeting was adjourned.

DATE MINUTES APPROVED: October 25, 2017


Donald Emerick
Chairman




Lelani Napier
Planning & Zoning Clerk

Date