

CITY OF POWELL
PLANNING AND ZONING COMMISSION (P&Z)
CERTIFICATE OF APPROPRIATENESS APPLICATION



ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$240.00

Applicant: Steve Reynolds Shyft CollectiveAddress/City/State/Zip: 250 West Street, Suite 475 Columbus, OH 43215Email Address: s.reynolds@shyftcollective.comPhone No: 614.668.0912 Cell Phone No: 614.668.0912 Fax No: N/AProperty Owner: Dan McClurgAddress/City/State/Zip: 2772 Sawbury BoulevardEmail Address: dmcclurg@gmail.comPhone No: 614.588.5461 Cell Phone No: 614.588.5461 Fax No: N/AArchitect/Designer for Applicant: Steve Reynolds Shyft CollectiveAddress/City/State/Zip: 250 West Street, Suite 475 Columbus, OH 43215Email Address: s.reynolds@shyftcollective.comPhone No: 614.668.0912 Cell Phone No: 614.668.0912 Fax No: N/AProperty Address: 41 Depot Street Powell, OH 43065 (Parcel # 319-426-025-000)Lot Number/Subdivision: N/A Existing Use: Retail Proposed Use: Retail

Proposed type of Environmental Change: Site work including three (3) new public parking spaces and a gravel service yard with employee parking. Architectural improvements including a 285 SF extension of the existing porch, and a 1,350 SF addition to the existing building to support tenant operations.

Checklist:

- ☒ Attach **5 copies** of plot plan as well as any other drawings or written material that will help the Administration and Commission understand the nature of the proposal.
- ☒ **1 digital copy** (CD, USB, Email) of the complete application packet.
- ☒ Attach a list of contiguous property owners as well as directly across the street from and within 250 feet of property
- ☒ Attach the required fee - \$240.00

I agree to grant the City Staff, the Commission, Board or Council considering this application access to the property that is the subject of this application for the purposes of reviewing this application and posting public notice for this application.

Signature of Applicant: Date: 10/10/17

Office Use
Received

Office Use
AMT _____
TYPE/DATE _____
RECEIPT # _____
PAYOR _____
Payment

The background of the entire page is a dark gray. Overlaid on this are several bright blue lines that form a series of nested, elongated chevron shapes pointing towards the right. The logo itself is centered on the left side of the page. It consists of the word 'SHYFT' in a large, bold, white, italicized sans-serif font. The letter 'Y' is stylized with a chevron shape integrated into it. Below 'SHYFT' is the word 'COLLECTIVE' in a smaller, white, italicized, all-caps sans-serif font.

SHYFT

COLLECTIVE

ADAPT. ADJUST. GROW. SHYFT.

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- A101 ARCHITECTURAL FLOOR PLAN
- A111 EQUIPMENT PLAN
- A200 EXTERIOR ELEVATIONS
- A300 3D EXTERIOR VIEWS

executive summary



SHYFT Collective has created the following submission on behalf of Nocterra Brewing Company for an Appropriateness Review by the City of Powell in regards to a proposed renovation and expansion of the existing commercial retail building located at 41 Depot Street in the City's Historic District.

The proposed scope of work will create the new home for Nocterra Brewing Company, support brewing operations and include a tap room open to the general public.

A 1,350 square foot addition is proposed to the west of the existing structure, containing the Brew House and Grain Storage. A prefabricated walk-in cooler will also be placed west of the existing structure, and north of the addition. The remainder of the existing facility will be fit-out on the interior for Brewing Operations, Barrel Storage, the Tap Room, Restrooms and General Storage.

Site work will include the creation of three (3) new public parking spaces along Depot Street, while maintaining the fourteen (14) existing parking spaces. A new service yard is proposed to the north which wraps around the addition to support daily building service and provide space for employee parking. The existing porch is proposed to extend to the west to provide additional exterior space for Tap Room patrons.



minutes



Below is a summary of the results of a door-to-door flyer distribution conducted on 08/13/2017 by representatives of Nocterra Brewing Company, notifying adjacent residents of the proposed project at 41 Depot Street in Powell, Ohio.

Flyer Distribution 8/13/17 6:00pm			
47	Depot st	No answer	
90	East Case	spoke with lorie	positive
80	East Case	no answer	
60	East Case	Spoke with ED	positive
50	East Case	spoke with home owner	Positive
40	East Case	spoke with home owner	Positive
39	East Case	spoke with home owner	positive
57	East Case	no answer	
59	East Case	Spke with Anne and Greg	positive
91	East Case	no answer	
98	Scioto Street	spoke with home owner	positive
76	Scioto Street	no answer	
62	Scioto Street	spoke with home owner	positive
54	Scioto Street	Spoke with Lorie	Positive
42	Scioto Street	Spoke with Stephanie	positive asked for a job 614 377 3092
43	Scioto Street	no answer	
77	Scioto Street	no answer	
89	scioto Street	no answer	
101	Scioto Street	no answer	
30	Depot st	no answer	

minutes



Below is the sign-in sheet and comments/questions from a public meeting held on 08/16/2017 to discuss the proposed project. The following two (2) pages document Nocterra Brewing Company's responses to questions received via e-mail from a local resident who was not able to attend the public meeting.

meeting held 8/16/17 at 6pm

PLEASE SIGN IN

NAME	EMAIL	COMMENTS/ QUESTIONS
1 JOHN & LORI MAREFKA THE	jmarefka@yahoo.com	PARKING, NOISE, UNRULY GUESTS CONCERN US.
2 Diana & Alan Millington	d1millington@aatt.net	Traffic, Speeding, concerns for children
3 STEVE NIX & AMANDA WILKINSON	stizzle26@yahoo.com	JUST SPEEDING + LOTS OF BEER FOR US !!
4 Allison Cundy	Cundyimblr6@aol.com	traffic / parking / noise !

minutes



8/30/2017

Nocterra Brewing Company Mail - Question on opening

**NOCTERRA
BREWING CO**

Nocterra Brewing Company Info <info@nocterrabrewing.com>

Question on opening

2 messages

Julie Cantrell <juju1julie3@gmail.com>
To: info@nocterrabrewing.com

Wed, Aug 16, 2017 at 1:26 PM

Hello,

I am witting in regards to your opening of your business. First of all I would like to wish you the best of luck!! But I do have a couple concerns.

I have been a resident in the neighborhood for 23 years along with other residents in the neighborhood so I have seen alot of change some good and some not so good.

My concerns are :

1. Parking: How will the establishment be able to handle parking? I am adjacent to your building and would not be happy to see people parking on the street in my yard. It has happened before.

2. Noise: Will there be loud music playing like local roots which we hear every weekend? We are early riser in this neighborhood and early to bed? This has been a very quiet neighborhood and hoping that will remain the same.

3. Hours

What kind of hour will you be having?

I do wish you success with your business opportunity but I just hope you keep in mind that this is a resident area and we would like us to be taken into consideration that we are here!! I did speak with several residents and that have the same concerns I have.

I wish I was able to attend but I care for my mother who is in the final stages of Alzhiemers and I am exhausted when I get home

Thank you in advance
The Cantrells

Nocterra Brewing Company Info <info@nocterrabrewing.com>
To: Julie Cantrell <juju1julie3@gmail.com>

Thu, Aug 17, 2017 at 9:05 PM

Hi Julie,

Sorry for not Writing back sooner I got home late last night after the meeting and have been at work all day. I currently work at Grant Medical Center as an ICU nurse and work weird hours.

The meeting with the neighborhood went well last night and I wanted you to know that similar questions were asked and addressed.

My concerns are :

1. Parking: How will the establishment be able to handle parking? I am adjacent to your building and would not be happy to see people parking on the street in my yard. It has happened before.

This is one that a lot of people have asked about. The City of Powell requires us to have adequate parking for the amount of seats for the tap room. For our estimated seating we are required to have 13 parking spaces and at this time have allowed for 17. These are to be head in parking in the Front of the building in a similar orientation to how they are currently placed. We also plan to have additional at the end of Case Ave. in the undeveloped ally past the dog grooming business. Other parking will include spaces behind the building on the corner of Powell Rd and Depot street.

I took a stroll through the neighborhood before the meeting and noticed that the city has noted posed adequate no parking signs in that area. I hear from others during big city event that the parking on yards has become an issue. As we work through council meetings I am going to try to request some better signage in that part of the neighborhood including no parking signs, a few more speed limit signs, and asking for painted bars where all stop signs are standing.

2. Noise: Will there be loud music playing like local roots which we hear every weekend? We are early riser in this neighborhood and early to bed? This has been a very quiet neighborhood and hoping that will remain the same.

minutes



8/30/2017

Nocterra Brewing Company Mail - Question on opening

We do not plan to have live music as our standard offering, this is something we do not want to have to deal with both noise levels and maintaining. We may on an annual or biannual basis have an event where there could be possible music. These would have restricted hours inline with our proposed business hours.

3. Hours

What kind of hour will you be having?

Our planned taproom hours are. Monday - Friday 3pm -10pm Possibly closed on mondays
Saturday 12pm - 10pm
Sunday 12pm - 8pm

We know that Powell is an early to bed town, that is why we like it so much. We both have younger kids and understand the importance of early out and in.

I hope I have answered all the questions. If you have any additional thoughts or comments please feel free to reach out to us. Most of my email responses will come in the evening due to me not getting home till after 8pm.

Thank you again.
Bryan Duncan
Co- Owner / Brewer

[Quoted text hidden]

adjacent property owners



The following list includes the contiguous and adjacent property owners within 250 feet of 41 Depot Street in Powell, Ohio.

- NORTH OF 41 DEPOT STREET

Case Avenue (no street address) Parcel 31942601024000 Owner: McClurg, Daniel	90 Case Avenue Parcel 31942601019000 Owner: Voss, Elizabeth A Kellough & Timothy R	Case Avenue (no street address) Parcel 31942601018000 Owner: Kellough, Elizabeth A
80 Case Avenue Parcel 31942601017000 Owner: Kellough, Elizabeth A	Liberty Street (no street address) Parcel 31942601009000 Owner: Perry, Virginia	183 Liberty Street Parcel 31942601008000 Owner: Perry, Virginia
Case Avenue (no street address) Parcel 31942602003000 Owner: O Case Road LLC	160 Case Avenue Parcel 31942602005000 G Baker Properties LLC	158 Case Avenue Parcel 31942602004000 G Baker Properties LLC
Case Avenue (no street address) Parcel 31942602006000 Owner: Olentangy Local Schools Board of Education		

- EAST OF 41 DEPOT STREET

Case Avenue (no street address) Parcel 31942605009000 Owner: McClurg, Daniel	91 Case Avenue Parcel 31942605008000 Owner: McClurg, Daniel	Case Avenue (no street address) Parcel 31942605007000 Owner: Miller, Laura Wendling
Case Avenue (no street address) Parcel 31942605006000 Owner: Miller, Laura Wendling	98 Scioto Street Parcel 31942605010000 Owner: Cantrell, Bradley D & Julie A	Scioto Street (no street address) Parcel 31942605011000 Owner: Swackhamer, Garry E
Scioto Street (no street address) Parcel 31942605012000 Owner: Swackhamer, Garry E	Scioto Street (no street address) Parcel 31942605013000 Owner: Swackhamer, Garry E	

adjacent property owners



- SOUTH OF 41 DEPOT STREET

101 Scioto Street Parcel 31942604009000 Owner: G Baker Properties LLC	89 Scioto Street Parcel 31942604008000 Owner: G Baker Properties LLC	Scioto Street (no street address) Parcel 31942604007000 Owner: Williams, Paula
77 Scioto Street Parcel 31942604006000 Owner: Williams, Paula	30 Depot Street Parcel 31942604010000 Owner: Blackberry Patch Antiques LLC	94 Olentangy Street Parcel 31942604011000 Owner: Carl Gioffre Concrete Construction Inc
Olentangy Street (no street address) Parcel 31942604012000 Owner: White Rabbits Holdings LLC	Olentangy Street (no street address) Parcel 31942603001000 Owner: Midwest Technical Associates LLC	Olentangy Street (no street address) Parcel 31942603002000 Owner: Torchia, Daniel M Doodan Theresa E Trustees
Olentangy Street (no street address) Parcel 31942603003000 Owner: Torchia, Daniel M Doodan Theresa E Trustees	Olentangy Street (no street address) Parcel 31942603004000 Owner: Torchia, Daniel M Doodan Theresa E Trustees	Olentangy Street (no street address) Parcel 31942603005000 Owner: Torchia, Daniel M Doodan Theresa E Trustees
Olentangy Street (no street address) Parcel 31942603011000 Owner: Midwest Technical Associates LLC	140 W Olentangy Street Parcel 31942603010000 Owner: Midwest Technical Associates LLC	146 W Olentangy Street Parcel 31942603009000 Owner: Torchia, Daniel M Doodan Theresa E Trustees
Olentangy Street (no street address) Parcel 31942603008000 Owner: Torchia, Daniel M Doodan Theresa E Trustees	Olentangy Street (no street address) Parcel 31942603007000 Owner: Torchia, Daniel M Doodan Theresa E Trustees	162 W Olentangy Street Parcel 31942603006000 Owner: Torchia, Daniel M Doodan Theresa E Trustees
170 W Olentangy Street Parcel 31942602019000 Owner: Armita Plaza LLC		

- WEST OF 41 DEPOT STREET

Railroad Right of Way Parcel 31942624903000	82 Lincoln Street Parcel 31942602001000 Owner: Lincoln St LLC	Case Avenue (no street address) Parcel 31942602002000 Owner: 0 Case Road LLC
83 Lincoln Street Parcel 31942602017537 Owner: Barnes, Eric & Magdalena	177 W Case Avenue Parcel 31942602017535 Owner: Nguyen, Minh	183 W Case Avenue Parcel 31942602017528 Owner: Dickens, Jackie Lee
75 Lincoln Street Parcel 31942602018000 Owner: 75 Lincoln LLC	52 Traditions Way Parcel 31942602017505 Owner: Desai, Shaleen & Stephanie	



NOCTERRA BREWING RENOVATION & EXPANSION

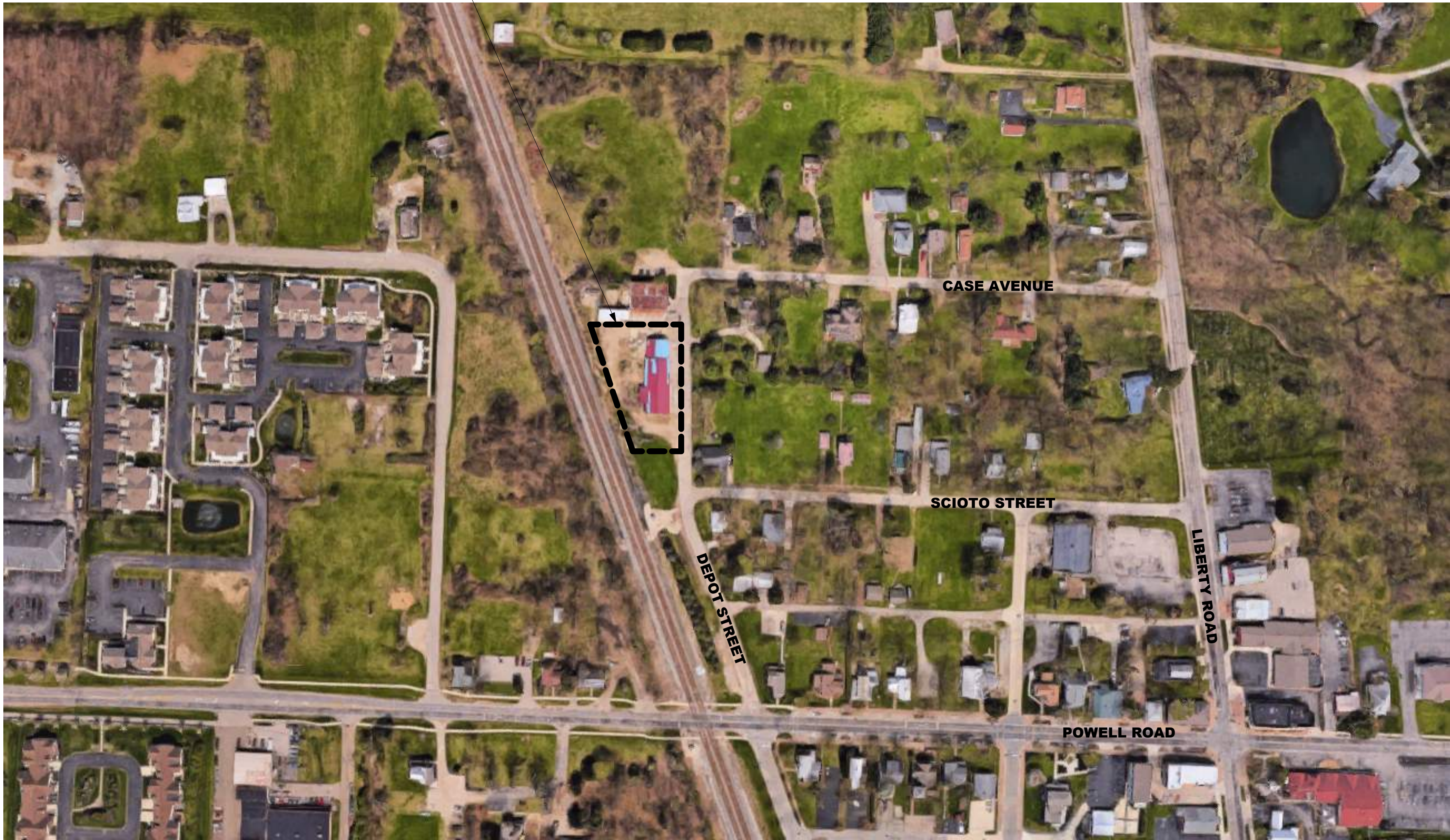
41 DEPOT ST
POWELL, OH 43065



250 West St.
Columbus, OH 43215
www.shyftcollective.com

PROJECT SITE

(41 DEPOT ST)



DRAWING INDEX

G001	COVER SHEET
G002	SITE PLAN
A101	ARCHITECTURAL FLOOR PLAN
A111	EQUIPMENT PLAN
A200	EXTERIOR ELEVATIONS
A300	3D EXTERIOR VIEWS

No.	Issue/Revision/Submission	Date
1	CERTIFICATE OF APPROPRIATENESS REVIEW	10/10/17

NOCTERRA BREWING CO.
RENOVATION &
EXPANSION
41 Depot St
Powell, OH 43065

Project Number	M216-0073
Date	10/10/17
Drawn By	D. STADGE
Checked By	S. REYNOLDS

G001

COVER SHEET

Scale



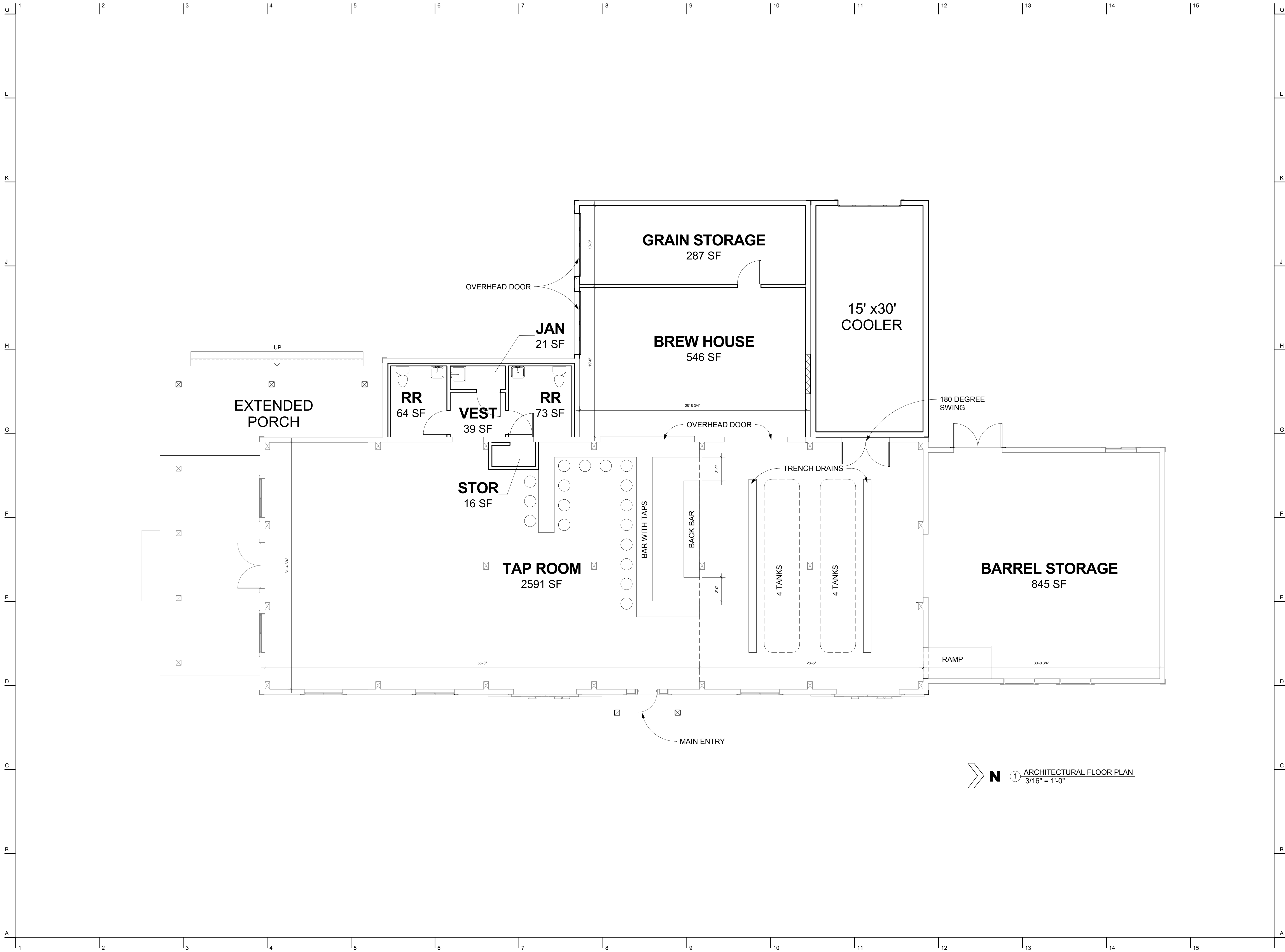
No.	Issue/Revision/Submission	Date
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NOCTERRA BREWING CO.
RENOVATION & EXPANSION
41 Depot St
Powell, OH 43065

Project Number	M216-0073
Date	10/10/17
Drawn By	D. Stadge
Checked By	S. Reynolds

G002
SITE PLAN

Scale As indicated



N ① ARCHITECTURAL FLOOR PLAN
3/16" = 1'-0"



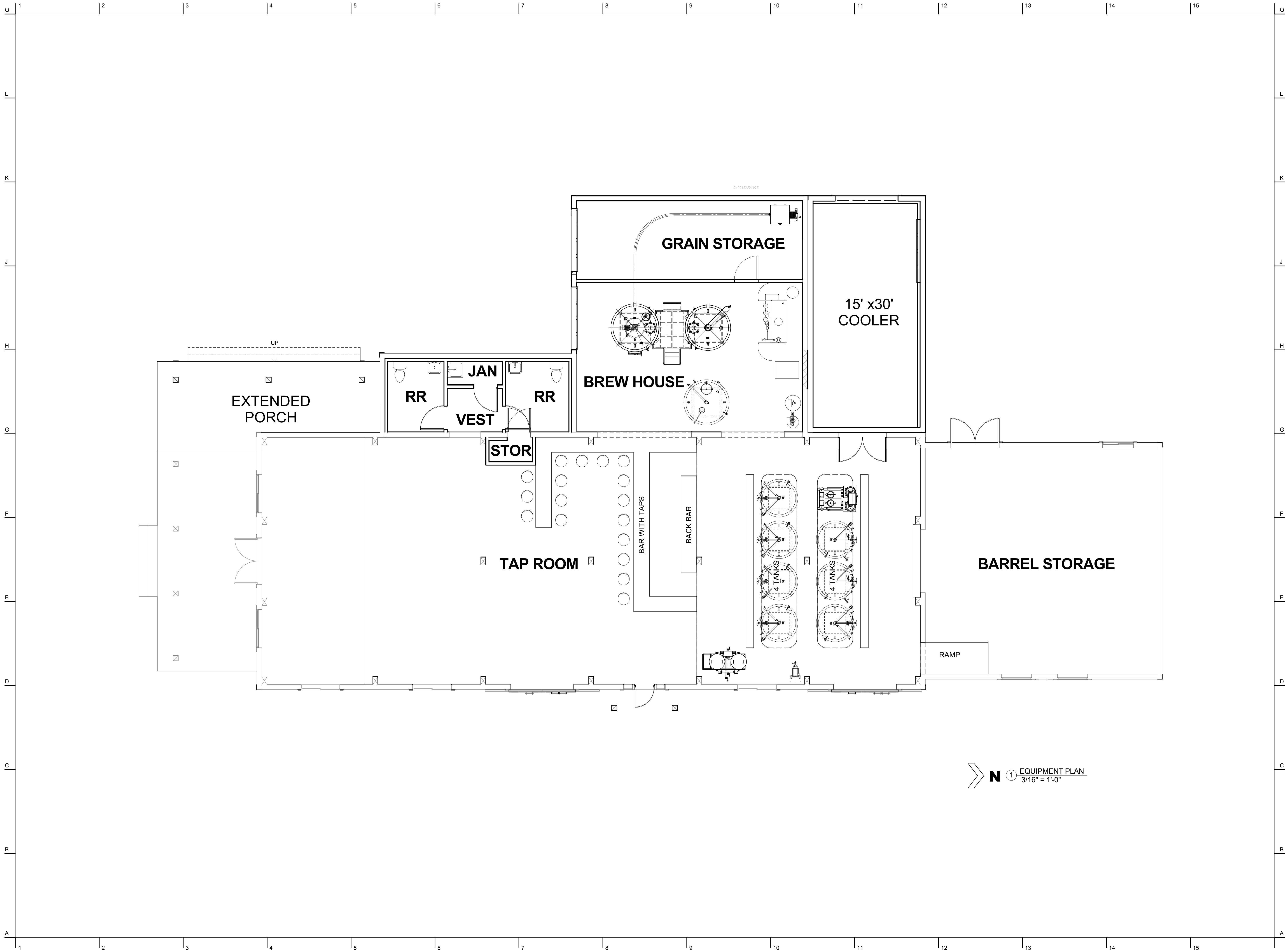
250 West St.
Columbus, OH 43215
www.shyftcollective.com

No.	Issue/Revision/Submission	Date
1	APPROPRIATENESS REVIEW	10/10/17

**NOCTERRA BREWING CO.
RENOVATION &
EXPANSION**
41 Depot St
Powell, OH 43065

Project Number	M216-0073
Date	10/10/17
Drawn By	D. Stadge
Checked By	S. Reynolds

A101
**ARCHITECTURAL
FLOOR PLAN**
Scale 3/16" = 1'-0"



No.	Issue/Revision/Submission	Date
1	APPROPRIATENESS REVIEW	10/10/17

NOCTERRA BREWING CO.
RENOVATION & EXPANSION
41 Depot St
Powell, OH 43065

Project Number	M216-0073
Date	10/10/17
Drawn By	D. STADGE
Checked By	S. REYNOLDS

A111
EQUIPMENT PLAN

Scale 3/16" = 1'-0"



No.	Issue/Revision/Submission	Date
1	APPROPRIATENESS REVIEW	10/10/17

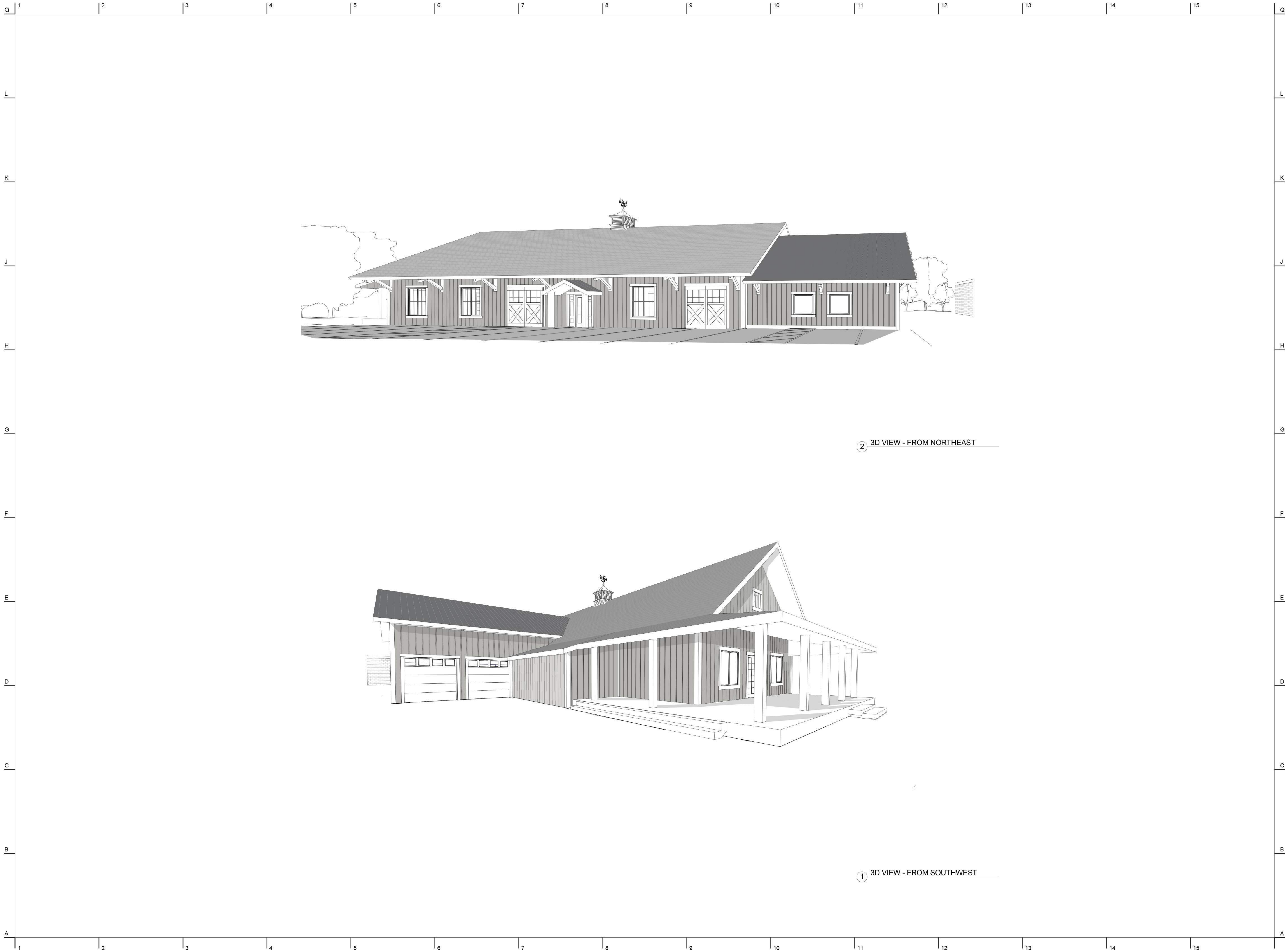
NOCTERRA BREWING CO.
RENOVATION &
EXPANSION
41 Depot St
Powell, OH 43065

Project Number	M216-0073
Date	10/10/17
Drawn By	D. Stadge
Checked By	S. Reynolds

A200

EXTERIOR
ELEVATIONS

Scale 1/8" = 1'-0"



No. Issue/Revision/Submission Date

NOCTERRA BREWING CO.
RENOVATION &
EXPANSION

41 Depot St
Powell, OH 43065

Project Number	M216-0073
Date	10/10/17
Drawn By	D. STADGE
Checked By	S. REYNOLDS

A300

3D EXTERIOR
VIEWS

Scale