



City of Powell, Ohio

Planning & Zoning Commission

Donald Emerick, Chairman

Ed Cooper, Vice Chairman

Shawn Boysko

Trent Hartranft

Joe Jester

Bill Little

Shaun Simpson

MEETING MINUTES

November 15, 2017

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Don Emerick on Wednesday, November 15, 2017 at 7:00 p.m. Commissioners present included Shawn Boysko, Joe Jester, Bill Little and Shaun Simpson. Also present were Dave Betz, Development Director; Rocky Kambo, Assistant Development Director; Leilani Napier, Planning & Zoning Clerk and interested parties. Ed Cooper and Trent Hartranft were absent.

STAFF ITEMS

Mr. Betz advised the Commission two (2) items on the Agenda have requested to be tabled; Item #6, Preliminary Development Plan for Chris Bradley and Item #9, Amendment to a Final Development Plan for Matthew Althouse. There are 2 meeting dates left in 2017; November 29th or December 13th. He asked the Commission to let him know no later than tomorrow which date is better. Two members are absent tonight. Staff will need to poll them tomorrow.

Mr. Kambo advised the Commission to go to the City's Current Proposals website to obtain meeting materials if they ever have problems with the links provided in e-mails. The web address is: www.cityofpowell.us/CurrentProposals.

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 Little moved to approve the minutes of October 25, 2017. Commissioner Simpson seconded the motion. By unanimous consent the minutes were approved.

ITEM #6 – PRELIMINARY DEVELOPMENT PLAN REVIEW

MOTION: Commissioner Little moved to table a Preliminary Development Plan, per the applicant's request, for a proposed mixed-use project consisting of 25 residential units and 5,000 SF of commercial space on 2.1 acres for the property located at 110 Grace Drive as represented by Chris Bradley, The Camber Co., to allow the applicant more time to prepare.

Commissioner Boysko seconded the motion.

VOTE: Y 5 N 0

(Cooper & Hartranft absent)

ITEM #9 - AMENDMENT TO AN APPROVED FINAL DEVELOPMENT PLAN

MOTION: Commissioner Little moved to table an Amendment to an Approved Final Development Plan, per the applicant's request, for a proposal to change the front elevation of the building and site plan to allow for a drive-thru for the property located at 26 W. Olentangy Street as represented by Matthew Althouse, to allow the applicant to return at a later date.

Commissioner Boysko seconded the motion.

VOTE: Y 5 N 0

(Cooper & Hartranft absent)

ZONING CODE AMENDMENT PUBLIC HEARING

To review updates to the City Zoning Code. This review will focus on "minor changes" such as streamlined application requirements, new definitions, clarifying mobile businesses requirements and requiring conduit for fiber in new developments.

Mr. Kambo reviewed an overhead presentation (Exhibit 1B) which contains the high points of the updates rather than going to go through every line. There are too many pages.

There were two (2) residents on the Code Diagnostics Committee; former Mayor Art Schultz and Tim Burnham. Both are engineers, which was great to have on the Committee. They provided insight on the slope regulations.

Mr. Kambo advised the Commission an online feedback tool on the Code updates was placed on the City's website from November 10th through today, November 15th. Residents can see all meeting dates on the online engagement tool. The City's Communications Director, Megan Canavan, also used Facebook, Instagram and Twitter to ensure residents were made aware of the Code updates.

Tonight's meeting is a public hearing. There will be a first reading before Council on December 5th and a second reading before Council on December 19th. The name of the game is complete transparency and making sure all residents are aware and have ample opportunity to provide comments. Mr. Betz said the first reading before Council will be next Tuesday, November 21st.

Commissioner Jester asked for clarification on removing zoning annexation requirements from Code. Mr. Betz said the Law Director was involved with this. If a property owner wishes to annex into Powell, the City will have an opportunity to have discussions with the property owner on how they wish to see the property developed. The update doesn't mean a plan wouldn't be reviewed by P&Z. The intent is to make the process a little more flexible for the City so the City can come up with a plan with the property owner over time versus having to immediately go into a Zoning Map amendment. The part of the Code removed said a lot of "the City shall do this and the City shall do that..." The Law Director felt it was best for the City to have some flexibility.

Chairman Emerick opened this item to public comment.

Tim Burnham, 307 Bluff Ridge Ct., said Mr. Kambo just reviewed in a short amount of time what it took the Committee hours and hours to do. Mr. Betz said 21 meetings. Mr. Burnham said the City was gracious to allow him and Art Schultz to audit a portion of the updates. They were there in support of particular issues but City Staff was very open and accommodating to allow participation. He wanted to say something in support of the work he saw done. He has been a resident of Liberty Township for almost 12 years and a resident of Powell for less than 2 years. He has seen the growth and development of the City of Powell. He is an engineer. He was very impressed with the whole process. He supports what he saw happen.

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

Commissioner Simpson said he appreciates all of the effort put into the study and everything looks pretty straight forward.

Commissioner Little said having participated in the 21 meetings has been a really good opportunity to recognize how lucky we are to have an outstanding City Staff. They work hard in the background and a lot of people don't get to interact with them. They are professional, hardworking and put in a lot of hours. Not only do they work their day job, but then they worked on this project and they got it done within the established timeline. The process covered a lot. They obtained input, looked at other cities, looked at what they thought the future would bring and tried to get Code up to today's standards. The process will be ongoing but an action item from the Comprehensive Plan has been accomplished. It is his opinion the updates are ready to pass to Council.

Commissioner Boysko said he appreciates all of the efforts put into the project.

Commissioner Jester said job well done. The project is a great update for the City.

Chairman Emerick said he wanted to add his thanks to everyone who participated. It has been a learning experience and a pleasure to work with people who know what they are doing.

MOTION: Commissioner Little moved to approve amendments made to the Powell City Zoning Code as proposed by the Zoning Code Diagnostic Committee. The Committee worked from 2016 until the present time performing a detailed review, whereas updates have been proposed. The Committee undertook a comprehensive review of the zoning, sub-division and development requirements in Powell. The process was one of the Land Use Policy recommendations proposed in the City's 2015 Comprehensive Plan.

Commissioner Boysko seconded the motion.

VOTE: Y 5 N 0

(Cooper & Hartranft absent)

EXTENSION OF DEVELOPMENT PLAN APPROVAL

Applicant: Day Dream Inn, LLC
Location: 80 E. Olentangy Street
Zoning: (DB) Downtown Business District
Request: To review an extension request for a previously approved plan.

Gene Rodriguez, Day Dream Inn LLC, 80 E. Olentangy St., said three years ago the Commission blessed his project with approval. He has had one physical trauma after another. There are a lot of reasons he hasn't gotten the funding in place. Primarily, due to his physical condition. He is getting better. He put his request together because he feels it is the best use for the corner. He loves the house. He lives there. He should be able to get his project done if he can get an extension. He would like to ask for a 2 year extension this time just to make sure. He has met with investors who are interested. They want a seasoned partner, someone who knows the hotel business. This is his challenge, finding someone who likes the project and is qualified to take the lead on the management.

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

The request came before P&Z in January 2017 for an extension. Overall, Staff is excited to see a project like this happen on this corner. The proposal is great. Staff would be fine with a one (1) year extension. Mr. Rodriguez could come back before P&Z again if needed.

Mr. Rodriguez asked if the extension would be from the end of his current extension, January 15, 2018. Mr. Kambo said yes.

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 Jester said he saw a "For Sale" sign on the property. Is the property for sale right now? Mr. Rodriguez said no, he has removed the sign. He was seeing if he could find someone interested but he had no offers. Commissioner Jester said the property is no longer for sale. Mr. Rodriguez said not at the moment. He has to do what is in the best interest of himself and his investors. He believes no one could come up with a better plan for the property. The effort with the broker was to try and find others who might be interested but the attempt failed. He took the property off the market.

Commissioner Boysko asked what has to happen before time expires, does construction need to begin. Mr. Betz said the City likes to see 1 year extensions just in case something changes, in case the City would like to see something different done than what was approved. Commissioner Boysko asked if 1 year is enough time to allow construction to begin. Mr. Betz said construction just needs to begin. If construction begins within the year, Mr. Rodriguez won't need to come back. Mr. Kambo said once construction begins, the applicant has five (5) years to complete; as long as ground has been broken. Mr. Betz said once started, the project construction would take a year, tops.

Commissioner Little said he is perfectly fine with extending. If the applicant has to come back in a year because he is in the same boat, he would be fine with it. He also thinks if the applicant chooses to sell the property to execute the project, they have approved a good project, he is good with that too.

Commissioner Simpson said he saw the property listed for just under \$900,000. If someone is willing to pay this for the property he thinks they will be willing to go forward with the project. A one year extension sounds good to him.

Chairman Emerick said he is in favor of the extension.

MOTION: Commissioner Little moved to approve an extension for a previously approved Final Development Plan for the property located at 80 E. Olentangy Street as represented by Day Dream Inn, LLC, subject to the following condition(s):

1. That the extension shall be for one (1) year from January 15, 2018, and
2. That approval by the Planning & Zoning Commission shall be required should any further extension be needed.

Commissioner Boysko seconded the motion.

VOTE: Y 5 N 0

(Cooper & Hartranft absent)

SKETCH PLAN REVIEW

Applicant: Platinum Group Investments (Steve Wilke)
Location: Lots 2392 & 2393, Liberty Street Business Park
Zoning: (DB) Downtown Business District
Request: To review a proposed real estate office building with two (2) upstairs apartments.

Tom Coffey, Architect, said the builder is John Taylor. They are working together as a design/build project. Steve Wilke is the new property owner. The lot is just south of the More Time for You on South Liberty. Steve Wilke bought the 2 lots. This is a Sketch Plan. They are just getting started. The proposal is for a 2,500 SF real estate office. Mr. Wilke wants to move his business from Dublin to Powell. Offices will be on the first floor. Two, two bedroom apartments will be upstairs for a total of about 5,100 SF. Parking, 27 spaces, will be in the back. There will be a connection in the back to More Time for You to continue the connection between the businesses. There will be a training room with a side entry. The apartments will have a separate entry on the south side of the building. They are looking for professional renters in the apartments, not so much families. Ron Arter is the designer. He also designed More Time for You. They would like to submit a combined Preliminary & Final Development Plan.

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

The proposal is for permitted use within the Downtown Business District. Good alternative housing would be provided. The 2 lots will have a common entry way in the middle. The existing easement would have to be removed. An Ordinance approved by Council would change the Plat. The training room will be used once or twice a month. The space would be useful for others to use. Staff is very happy with the site plan. The proposal follows the Downtown Historic District Guidelines. Staff likes the different roof lines and the side porch for the apartments, which provides separate, covered access which is required by Code. The proposal is on the right track and Staff doesn't have a problem with a combined Preliminary & Final Development Plan.

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 the concept is strong. Real estate companies will meet in the training room once or twice a month at the most so the traffic doesn't worry him. From a concept standpoint the request is good.

Commissioner Little said he thinks the request is a good example of mixed-use which is what we try and promote in the Comprehensive Plan. The design is outstanding. The parking lot connectors are important. He encouraged planning for a connection to the north even if the property owner to the north doesn't want to connect at this time. The request presented is almost at Preliminary Development Plan level and having past experience dealing with Mr. Coffey, he doesn't have any concerns with combining the Preliminary & Final Development Plan.

Commissioner Boysko said he agrees with the comments made. He asked if there is an opportunity to salvage the trees on the property. Mr. Coffey said they tried salvaging trees with More Time for You and the trees ended up dying. Mr. Betz said the trees are nice as a bunch but aren't worth saving individually. Mr. Coffey said they will salvage what they can. He isn't into just clearing trees. They will do what is best for the building on the site. Commissioner Boysko asked how many employees there will be. Mr. Coffey said right now there are three (3) full-time employees. They want to bring on a fourth person. Employees are out of the office most of the time. Commissioner Boysko said the training room looks pretty large. Mr. Coffey said Mr. Wilke wants the room to accommodate up to 30 people. Commissioner Boysko said the reason he is asking is in regards to parking. Is the project over-parked? Do you need this many parking spaces? Is the training driving the amount of parking? Mr. Coffey said they need to allow dedicated parking spaces for the apartments. Mr. Wilke wants a space and a half per apartment. Commissioner Boysko said he is wondering if there is an opportunity to expand the green space rather than so much parking.

John Taylor, 3066 Brookdown Drive, Columbus, said he is Steve Wilke's construction representative. Mr. Wilke holds monthly trainings. He may have as many as 20 – 25 people on site. There may be 3 training sessions a day. The parking lot will be full during this time. They don't want to turn to on-street parking or public parking. Mr. Wilke also wants to allow for expansion over the years. The grading on the lot isn't going to permit them to keep the trees.

Commissioner Boysko asked if there is an opportunity to use something other than asphalt paving, maybe pervious paving. Mr. Taylor said it gets to the point where it is cost prohibitive. The building is going to be an expensive building to start with. Pervious paving will double the price. They want to stick with asphalt paving. Commissioner Boysko asked how they will deal with site lighting. Mr. Coffey said there will be lights on the building, shining out onto the lot. Mr. Betz said there won't be a need for anymore lighting. Mr. Coffey said the other buildings don't

have anything more than this. Commissioner Boysko asked if they plan on using box lights up high. Mr. Coffey said yes. Commissioner Boysko asked about signage. Mr. Coffey said there will be a sign similar, out front, like the rest of the buildings. Commissioner Boysko asked if the sign will be externally illuminated. Mr. Coffey said they haven't gotten into these types of details yet. They will when they present their development plan. Commissioner Boysko asked about building materials. Is there any opportunity for stone or brick accents? Mr. Coffey said there will be stone at the exposed foundation. There is a half basement for storage only. Otherwise, they are proposing 6" exposed Hardi-Plank. Commissioner Boysko asked if they have decided on colors. Mr. Coffey said the owner has picked Evening Blue. Commissioner Boysko said More Time for You lost a lot of great detailing with all white. Mr. Coffey said More Time for You chose all white as a marketing thing. White is clean. It is a cleaning business.

Commissioner Jester said he is glad to see the business move to Powell. He misses Chris Meyers as an Architectural Advisor. There are a lot of pieces Mr. Meyers would have added with the review. He likes what he sees but it would be nice to have a City Architect involved. He knows Mr. Coffey is a good Architect and he respects this but he would have liked a City Architect review. Mr. Betz said we are working on getting a City Architect. Mr. Coffey said he didn't know Mr. Meyers was gone. It was their plan all along for their request to be reviewed by a City Architect. They won't be back until January so it may happen.

Commissioner Boysko said to piggyback onto what Commissioner Jester said, his biggest apprehension about combining development plans is there is no opportunity to make changes. Mr. Betz said you still have lots of options. Mr. Coffey said hopefully there will be a design advisor before they come back. Chairman Emerick said the Commission doesn't have to pass a combined request the first time. Mr. Coffey said they will make sure everything is OK. Mr. Wilke wants to be in his building by next summer. The timeline is tight. Commissioner Boysko said he has full confidence in Mr. Coffey's ability but in reality he doesn't see ground being broken until spring. Mr. Taylor said they are planning on breaking ground in February. Commissioner Boysko said how much of an advantage will combining the plans give. Mr. Coffey said they won't come back before the Commission until January. They are just getting started.

Chairman Emerick didn't have any questions or comments.

MOTION: Commissioner Little moved to allow for a combined Preliminary & Final Development Plan for a proposed real estate office building with two (2) upstairs apartments for the property located at Lots 2392 & 2393 Liberty Street as represented by Platinum Group Investments (Steve Wilke).

Commissioner Boysko seconded the motion.

VOTE: Y 5 N 0

(Cooper & Hartranft absent)

OTHER COMMISSION BUSINESS

None

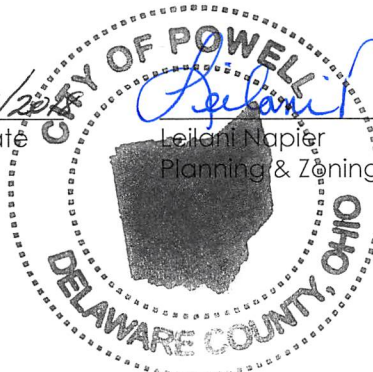
ADJOURNMENT

MOTION: Chairman Emerick moved at 8:06 p.m. to adjourn the meeting. The Commission seconded the motion. By unanimous consent, the meeting was adjourned.

DATE MINUTES APPROVED: December 13, 2017


Donald Emerick
Chairman

1/24/2018
Date




Leilani Napier
Planning & Zoning Clerk

1/24/18
Date