



**DEVELOPMENT DEPARTMENT REPORT  
NOVEMBER 2017**

**CODE ENFORCEMENT REPORT**

*Report attached.*

**HISTORIC DOWNTOWN ADVISORY COMMISSION**

**November 16, 2017**

**CERTIFICATE OF APPROPRIATENESS**

Applicant: Jim and Nita Biersdorf  
Location: 57 W. Olentangy Street  
Zoning: (DB) Downtown Business District  
Request: To review a proposal to add lighting to a previously approved garage.

- *Request reviewed and approved.*

**REVIEW**

Applicant: Steve Reynolds, Nocterra Brewing  
Location: 41 Depot Street  
Existing Zoning: (DB) Downtown Business District  
Request: To review a request for site work including three (3) new public parking spaces, gravel service for employee parking and architectural improvements including a 285 SF extension of the existing porch and a 1,350 SF addition to the existing building to support operations.

- *Request reviewed and comments provided.*

**AMENDMENT TO AN APPROVED FINAL DEVELOPMENT PLAN**

Applicant: Matthew Althouse  
Location: 26 W. Olentangy Street  
Zoning: (DB) Downtown Business District  
Request: To review a proposal to change the previously approved front elevation of the building and site plan to allow for a drive-thru.

- *Request tabled per applicant's request.*

**PLANNING AND ZONING COMMISSION**

**November 15, 2017 – Minutes attached.**

**ZONING CODE AMENDMENT PUBLIC HEARING**

A public hearing to review updates to the City Code. This review will focus on "minor changes" such as streamlined application requirements, new definitions, clarifying mobile business's requirements and requiring conduit for fiber in new developments.

- *Request reviewed and approved.*

**PRELIMINARY DEVELOPMENT PLAN REVIEW**

Applicant: Chris Bradley, The Camber Company  
Location: 110 Grace Drive  
Zoning: (DB) Downtown Business District  
Request: To review a proposed mixed-use project consisting of 25 residential units and 5,000 SF of commercial space on 2.1 acres.

- *Request tabled per applicant's request.*

#### EXTENSION OF AN APPROVED FINAL DEVELOPMENT PLAN

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

- *Request reviewed and approved with conditions.*

#### SKETCH PLAN REVIEW

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

- *Request reviewed and comments provided.*
- *Request for a combined Preliminary and Final Development Plan approved.*

#### AMENDMENT TO AN APPROVED FINAL DEVELOPMENT PLAN

Applicant: Matthew Althouse  
Location: 26 W. Olentangy Street  
Existing Zoning: (DB) Downtown Business District  
Request: To review a proposal to change the previously approved front elevation of the building and site plan to allow for a drive-thru.

- *Request tabled per applicant's request.*

#### **BOARD OF ZONING APPEALS**

*No meeting held.*

## November Code Enforcement Report

Date	Violation Description	Address	Name	Phone	Notes	Resolved Date
11/8/2017	Junk on Front Lawn	160 Woodland Drive	Brent & Leslie Masonbrink		Neighbor had a complaint about the amount of debris and destruction to their front lawn, due to their current construction of a new garage.	11/8/2017
11/8/2017	Distrubance of Peace	pending	pending		Spectating disturbing fan noise from industrial building	11/10/2017
11/27/201	Boat Parking Violation	49 Ridge Side Dr.	Brian Hennessy		Neighbor says boat been parked in driveway fro 2 weeks	pending...



## MINUTES

### HISTORIC DOWNTOWN ADVISORY COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Thursday, November 16, 2017

6:30 P.M.

#### CALL TO ORDER/ROLL CALL

- Called to order: 6:30 PM
- Present: Tom Coffey, Larry Coolidge, Marge Bennett, Deb Howell, Rocky Kambo, Leilani Napier

#### STAFF ITEMS

Mr. Kambo:

- Item #7 tabled per applicant's request. Request was tabled for P&Z last night also.
- The tabled request will need to come back before HDAC possibly within a month. He will send out a Doodle Poll.
- The Zoning Code Diagnostic Committee presented updates to P&Z last night. P&Z approved the updates. One of the updates puts in writing P&Z's ability to refer certain requests to HDAC for review. Staff can present an overview for HDAC if they would like.
- Chris Meyers, Architectural Advisor, resigned last month. The City is looking for a new Architectural Advisor.
- Requested to move Item #6 on the Agenda up to be first. The request will take about 5 minutes.

#### HEARING OF VISITORS FOR ITEMS NOT ON AGENDA

- None

#### APPROVAL OF MINUTES (January 19, 2017)

Motion: Commissioner Bennett moved to approve the minutes of January 19, 2017. Commissioner Coolidge seconded the motion. Commissioner Howell abstained since she was absent from the January 19<sup>th</sup> meeting. The minutes were approved.

#### CERTIFICATE OF APPROPRIATENESS

Applicant: Jim and Nita Biersdorf  
Location: 57 W. Olentangy Street  
Existing Zoning: (DB) Downtown Business District  
Request: To review a proposal to add lighting to a previously approved garage.

Jim Biersdorf, 57 W. Olentangy Street, said his garage was approved by HDAC last year. He is here to have the lighting on the garage approved. The lights are down lighting. A small unit on each side of the garage door. The lighting will help in the alley too.

Chairman Coffey asked if the lights would be the color shown. Mr. Biersdorf said yes. The color matches the roof color.

Rocky Kambo reviewed the Staff Report (Exhibit 1).

- Staff is completely fine with the lights.
- The lights are meet the Powell Architectural Guidelines (PAG), specifically page 13.
- Staff recommends approval.

Chairman Coffey opened the floor to public comment. Hearing none he closed the public comment session and opened the floor to the Commission.

No Commissioners had questions or comments.

MOTION: Commissioner Coolidge moved to approve the Certificate of Appropriateness for a proposal to add lighting to a previously approved garage for the property located at 57 W. Olentangy Street as represented by Jim and Nita Biersdorf.

Commissioner Howell seconded the motion.

VOTE: Y 4 N 0

## REVIEW

Applicant: Steve Reynolds  
Location: 41 Depot Street  
Existing Zoning: (DB) Downtown Business District  
Request: To review a proposal for site work including three (3) new public parking spaces, gravel service for employee parking and 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.

Mr. Kambo advised the Commission this is a Review, not a Certificate of Appropriateness. This is an example of a request P&Z had purview over since it is for commercial use, but decided to have HDAC review. The applicant will get comments from HDAC, incorporate those comments and then go back before P&Z. Chairman Coffey asked if HDAC will just be providing comments. Do we have to make a motion? Mr. Kambo said HDAC just needs to provide comments. HDAC could make a motion requesting comments be incorporated into the plan and go back to P&Z. But essentially HDAC is just providing comments.

Dan McClurg, 1682 Malabar Court, said the changes on the exterior include removing a fence, providing new parking for employees, 3 new parking spaces in the front of the building, extend and wrap the porch around the building and build an addition on an existing concrete pad with a block wall. The addition on the back will be continued in the same style and materials already on the building. Shingles will match existing shingles. They will add a cupola since the roofline is very long. The theme of the building is to look like an original depot station, even though it never was. They will make the existing windows bigger for more light. They will add top windows to the area which looks like big, white barn doors. These aren't functional barn doors. There will be two small signs. The lighting will be placed in the deep soffits and will be real subtle. They are a commercial business in a neighborhood with houses and they don't want to bother the neighbors. The porch railing will match existing railing. The garage doors are going to allow people to see the brewing process. The garage doors aren't for large deliveries.

Beth Benzenberg, Shyft Collective, said the grassy area will be fenced in to allow seating outside. Ohio Liquor laws require this. There will be landscaping along the fence. Commissioner Howell asked if the fencing will go around the whole area. Mr. McClurg said they won't fence the whole area.

Bruce Vivian, Nocterra Brewing, said he is the brewer. The area will all be fenced in. They want some seating and then some outdoor game space. Chairman Coffey asked if there is going to be a kitchen. Mr. Vivian said no kitchen, just a brewery, brewed on site. The interior will be split 50/50; customer seating and brewing operations. Mr. McClurg said the outdoor space will remain grass. There won't be a patio. Chairman Coffey asked about the lots the City owns. Mr. McClurg said their property goes up to CSX's property. Commissioner Howell asked about the picture shown of the lights. Mr. Vivian said there will be can lights up in the soffits. Ms. Benzenberg said the building already has lights. Mr. McClurg said the building doesn't need a lot of lights.

Rocky Kambo reviewed the Staff Report (Exhibit 1).

- The City doesn't own the property beside this building. CSX owns the property and allows the area to be used as public parking.
- The building is going to be a brew house.
- There will be 63 seats inside. There will be a taproom, a barrel storage area.
- The request went before P&Z as a Certificate of Appropriateness. Staff and P&Z are supportive of the project. The business provides more opportunities for our residents and visitors.
- Staff believes the request is within the City's Comprehensive Plan and Zoning Code.
- The improvements are going to help the property values of the neighboring properties.
- Food trucks will come in and provide food.
- The business will strengthen the economy of the City.
- There are 2 garage doors.
- Staff is in favor of the plan but will leave the garage doors to the discretion of the Commission, as to whether



the garage doors are too contemporary. The Powell Architectural Guidelines don't have anything specifying what type of garage doors are OK.

- Staff would recommend the site plan specify the location and type of fence around the green space before going back to P&Z.
- Staff also would recommend the drawings/renderings specify the type of garage doors and any additional windows before going back to P&Z.

Ms. Benzenberg said the garage doors are slightly different. One will allow people to look in and see the brewing process. The other door, the door to the grain storage, will just have a few windows to allow natural light in.

Chairman Coffey asked if there are more than 2 garage doors. Mr. McClurg said no, just 2. Chairman Coffey said the garage doors are on the west side of the building. Commissioner Coolidge said you won't even see the garage doors. Chairman Coffey asked if the barn doors are garage doors. Mr. McClurg said no, they don't even open. They are decorative.

Chairman Coffey asked if the cupola is a real cupola with a light and open to the space down below. What is the construction of the cupola? Mr. McClurg said he wants the cupola to be glass with an old train bell in it, have it lit. Chairman Coffey said there are no details about the cupola. Mr. McClurg said they don't have a lot of details because they don't have a bell yet. They need to get a bell, then they can build the cupola around the bell. The cupola will be proportionate in size. It isn't going to be huge. Chairman Coffey said if Mr. Meyers were here he wouldn't want the cupola to be a little thimble, he would want it to be proportionate. Mr. McClurg said the cupola is to break up the roofline. It will be substantial but not obnoxiously huge. Chairman Coffey asked if Mr. Meyers had seen the request. Mr. Kambo said no, Mr. Meyers resigned last month.

Chairman Coffey opened the floor to public comment. Hearing none he closed the public comment session and opened the floor to the Commission.

Commissioner Bennett said this is a really good plan and good use of a strange shaped lot with a railroad track right there. If all of the right standards are followed and there is enough parking, go for it. Mr. McClurg said parking is definitely not an issue. They have plenty of parking.

Commissioner Coolidge said the building is neat. The previous owner put a lot of work and thought into the building. Mr. McClurg said the building wasn't aesthetically pleasing. It was stucco. The building was really improved after the fire. He is just picking up where the previous owner left off. Commissioner Coolidge asked if two cupolas would look better than one or maybe a longer section similar to Auto Assets. Mr. McClurg said his personal opinion is one cupola is enough. Their building doesn't have as much height as Auto Assets. Auto Assets is a 2-story building. Commissioner Coolidge said he just worries about the cupola being proportionate.

Commissioner Howell asked which garage door is going to be used where. Mr. McClurg showed where each of the two types of garage doors would go. Only the people sitting out in the grassy area will see the garage doors.

Commissioner Coolidge asked where the landscaping will be done. Mr. McClurg said they can't do much more than planters out front. Most of the landscaping will go along the fence and inside the fence area. They will put pines and spruces along the fence. They don't want too much landscaping inside the fence area because people will be walking around. Mr. Vivian said blue spruces and white pines are native to Ohio and nice looking but also, they brew beers which have blue spruce and white pine in them.

Commissioner Howell said she is fine with the plan. She loves the way the building is now. She doesn't love the garage door with the windows going down one side but the garage door isn't going to be seen from the road. Mr. Vivian said they chose windows down the side because they want natural light to come in but they don't want people to see the pallets of grain sacks inside. Commissioner Howell asked about just keeping the row of windows at the top like other garage doors instead of down one side. Mr. Vivian said they could use a garage door like that. Commissioner Howell said she just doesn't like the vertical glass windows. Commissioner Coolidge said it looks contemporary. Commissioner Howell agreed, it would fit the building better if windows were along the top instead of side.

Chairman Coffey said he is good with the project. It will be good to get some activity on this end. You need to watch the details of the cupola to make sure it isn't too contemporary and to make it useful. Will you use standing

seam? Mr. McClurg said there is already standing seam there. They will just extend the same. It will match. All additions will match. Chairman Coffey asked what color the building is now. Mr. McClurg said grey. Chairman Coffey asked about the fencing. Mr. McClurg said the fence will be 3 rail, matching the fencing which is already there. Ms. Benzenberg said the drawing of the fence is accurate. Chairman Coffey asked if the fence will be wood. Ms. Benzenberg said painted wood.

Chairman Coffey said to recap; there was a suggestion made on the garage doors, the light fixtures are good, the fence is good, colors are good and the cupola details need to be watched.

Commissioner Bennett asked if there will be a handicap ramp. Mr. McClurg said everything is ground level, straight into the door. There is a handicap parking space in front. They don't need a ramp since it is ground level.

Commissioner Coolidge asked where the food trucks will park. Mr. Vivian pointed out on the drawing where food trucks will park. Mr. McClurg said activity will take place at the back of the building and the building will block all noise. They aren't going to have bands. Mr. Vivian said they will have a stereo. They want people to be able to access the food trucks with beer in hands. Mr. McClurg said they have done a lot of work with their residential neighbors in mind. Mr. Vivian said they held a town meeting and invited neighbors to come and taste beers. It was super fun. The neighbors are very supportive and enthusiastic.

**OTHER COMMISSION BUSINESS**

None

**ADJOURNMENT**

Chairman Coffey moved to adjourn the meeting. With unanimous consent, the meeting was adjourned at 7:23 p.m.

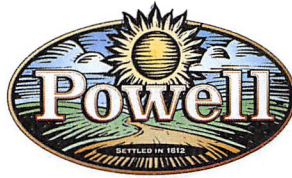
**DATE MINUTES APPROVED:**

\_\_\_\_\_  
Tom Coffey  
Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Leilani Napier  
Deputy City Clerk

\_\_\_\_\_  
Date



## 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 29<sup>th</sup> or December 13<sup>th</sup>. 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](http://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 10<sup>th</sup> through today, November 15<sup>th</sup>. 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 5<sup>th</sup> and a second reading before Council on December 19<sup>th</sup>. 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 21<sup>st</sup>.

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:**

Donald Emerick  
Chairman

Date

Leilani Napier  
Planning & Zoning Clerk

Date