



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

December 13, 2017

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Don Emerick on Wednesday, December 13, 2017 at 7:00 p.m. Commissioners present included Shawn Boysko, Ed Cooper, Trent Hartranft, 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.

STAFF ITEMS

Mr. Betz advised the Commission Item #7 on the Agenda has asked to be tabled to a future meeting.

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 November 15, 2017. Commissioner Jester seconded the motion. Commissioners Cooper and Hartranft abstained. By unanimous consent the minutes were approved.

CERTIFICATE OF APPROPRIATENESS

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

Steve Reynolds, Shyft Collective, 250 West Street, Columbus, said he wanted to go through the updates since the last time they came before the Commission. The Historical Downtown Advisory Commission (HDAC) had comments about the fence type, the garage door appearance and the size and scale of the cupola. P&Z had questions about seating, parking and toilet calculations. The proposed fence style comes directly out of the guidelines; a post and board fence. The fence will go around the exterior area. The existing railing will be updated to match the new fence railing. The landscaping will include ornamental grass species which are indigenous to this area. They will use Blue Spruces and White Pine trees which are 2 pines used in the brewing of Noterra's beers. The cupola size has been increased slightly based on HDAC recommendations. The cupola will have glass around it so they could have a bell inside. There are two (2) garage doors. The garage door on the right will have all clear panels and will allow visibility into the brewing operations. The garage door on the left will have 2 rows of clear panels at the top with solid panels at the bottom. They want to allow light in but restrict visibility to the grain storage area. The color scheme of the building will match the building next door to maintain continuity. The exterior lighting has been updated based on recommendations from HDAC. Lighting will hi-light the entries and lights will be placed up in the soffit area to illuminate the building with a glow. Lighting will not spill out into the resident's areas. The signs meet the guidelines in regards to size. Patron seating and full-time employees will equal seventy-five (75) people. They meet Ohio Plumbing Code in regards to restrooms provided. Parking calculations indicate they should have thirteen (13) parking spaces. They have fourteen (14) parking spaces in front of the building, three (3) employee parking spaces in the back and they now have a parking agreement with 47 Depot Street, six (6) spaces, and 94 West Olentangy Street, sixteen (16) spaces, for additional parking. The parking spaces at 94 West Olentangy

Street would be available after 5:00 p.m. This gives them a total of thirty-nine (39) possible parking spaces. Food trucks will park behind the building.

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

The applicant has submitted an exceptionally well-done application and given a great presentation. The applicant listened to what P&Z and HDAC said and incorporated everything. Overall, HDAC was very pleased with the proposal. We are hoping this is a high-volume business. Having the additional parking agreements is a good idea. Way back when, there was a thought to connect Case Avenue on the west side to Case Avenue on the east side. Over time, we have come to the conclusion this connection is probably not going to be made. Staff is proposing vacating the right-of-way and giving the right-of-way to the owner of the parcel to the north. In the future, if Depot Street is extended further north to Adventure Park, Staff is asking for the owner to keep the right-of-way out front available to the City. Staff recommends approval with the conditions 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 agrees with Mr. Kambo. The request has been put together very well. He has a couple comments and one question. HDAC had a concern about the clear garage doors. He doesn't see this as a problem, particularly due to the direction the garage doors face. Prior to tonight, the applicant said they were looking for a bell to put in the cupola and the cupola was going to be built around the bell. Is this correct? Mr. Reynolds said this is correct. They are looking for the right bell. Mr. Kambo said the garage doors being proposed tonight are actually different than what was taken before HDAC. HDAC provided comments and recommendations and the applicant changed the garage door on the left. Commissioner Cooper said HDAC thought the all clear garage door was too contemporary. Mr. Reynolds said HDAC thought the previous door on the left, with windows up and down the right-hand side, was too contemporary. They changed the door to just have windows across the top, a more traditional look. Commissioner Cooper said Commissioner Jester asked about ramps at the last meeting. You indicated the front is ground level so a ramp wasn't needed. Will there be a ramp off the deck in the back? Mr. Reynolds said yes. All ADA guidelines will be met. Commissioner Cooper said it is a great project.

Commissioner Jester said the application is very complete and very well-done, one of the best he has seen. He has liked the hours of operation all along. He likes the way the applicant reached out to the community. Parking has been looked at closely. This is one of the best parking layouts he has seen. Is it possible for the City to put some "No Parking" signs along Depot Street? Mr. Betz said City Staff and City Police will have to analyze this. Commissioner Jester said this will be something to keep your eye on.

Commissioner Boysko said he agrees the request is a great re-development of an existing property. He does have some concerns and comments. Will the cooler being added to the back match the materials of the rest of the building? Mr. Reynolds said the cooler will be on the railroad track side of the building. It is a cooler. There will be color selections but in essence, it is an exterior cooler. Commissioner Boysko asked if the cooler will be wrapped with the same type of materials as the building. Mr. Reynolds said they hadn't planned to but they could encase it. Commissioner Boysko asked if the plan was to let it be a metal box. Mr. Reynolds said it will be a metal box, painted to match the existing building. Commissioner Boysko said as long as it is painted to match the rest of the building the cooler will fade away and not look like a prominent, metal box. The applicant has done a great job addressing the required parking but he does have a concern about parking along Depot Street. He asked if the parking spaces can be re-striped. Mr. Reynolds said yes. Commissioner Boysko asked if there is a need or concern about accessibility to the front entrance. Mr. Reynolds said currently there is van stripping there which gives accessibility to the front. Parking meets Code as is. Commissioner Boysko said he isn't concerned about van accessible spaces. He is concerned about how someone gets from their parking spot to the entrance. People will have to walk through cars. The plan shows stripping to the left and the entrance is to the right. If there is a car parked right in front of the entry, how does someone get in? Do they have to walk out into the street? It looks very tight. Mr. Betz said it is tight. The dashed lines show the right-of-way line. Parking has been this way all along. Mr. Reynolds said at a minimum they could re-stripe so there is direct access to the door and not have a parking space right in front of the door. They could shift where the van lines are. Commissioner Boysko said this is what he was getting at. You have the ability to re-stripe. It looks like cars will be pulling in, right up to the building. It doesn't look like there is any room for a sidewalk in front of cars. Mr. Betz said no, there is no room for a sidewalk. A car has to be pulled all the way in or a car would reduce the street width. Commissioner Boysko said the other concern he has is the connection to the rest of the downtown area. The beautiful thing about the downtown is it is walkable. The inter-connectivity is important. This building is really on an island and isolated from the rest of the downtown by Depot Street. There is very little connectivity. There are no sidewalks. To get to this building, people will have to

walk in the street. Is there any ability to create a better pedestrian connection? Mr. Betz said the alleys and Depot Street need to be rebuilt in the future. Sidewalks can be planned then. Mr. Kambo said we had this discussion before. The Keep Powell Moving plan does include recommendations for Case, Scioto and Depot Street. The City can't put this on the shoulders of the applicant. It is something the City has to take care of. Mr. Betz said there are physical restrictions preventing sidewalks right now. Commissioner Boysko said he is thinking about the future and the need for re-development of Depot Street. What will future development do to the parking spaces on Depot Street? Mr. Betz said parking will have to be kept in mind when Depot Street is re-designed. Commissioner Boysko said it could essentially eliminate all of the parking spaces. Mr. Kambo said not necessarily. Mr. Betz said they could put in parallel parking. Commissioner Boysko asked if you can parallel park within a right-a-way. Mr. Betz said yes. Commissioner Boysko said these are all concerns he had the last time. Mr. Reynolds said he feels patrons would walk to their business. He hopes it is going to be a destination location. Commissioner Boysko said this goes back to discussions we have had before, this is a high volume use. He is concerned about the traffic and the ability of the roads to handle the traffic. His driveway is wider than the road. Having two-way traffic on this road is dangerous. It creates a dangerous situation if improvements aren't made to the roads. There is a very tight turn at the intersection. The visibility is very limited. He has reservations on approving the project because of Case and Depot Streets. Mr. Kambo said the Keep Powell Moving plan specifically states improvements are needed. We have a chicken and egg situation. Do we not allow a business until the roads are approved? Then how do we raise the funds to make the improvements if we don't allow a business which will generate the funds. We don't have capital improvement funds. The building may seem isolated but this may provide some character to the building. A selling point is the business will be nestled away in the historic downtown core. It is his opinion this makes the location kind of cool. The business won't be on a major road. People seem to go to micro-breweries to have a different experience. The location of the business activates a different section of the downtown core. Commissioner Boysko said he agrees. People from outside of Powell are going to be coming. This is a fabulous feature. There are going to be an awful lot of people going down streets which aren't capable of handling the traffic. There is going to be a strong safety concern. The speed limit is 10 MPH. You have to work to go 10 MPH. He can't idle going 10 MPH. He doesn't know if the intent is to maintain the speed limit. Mr. Kambo said the speed limit would stay 10 MPH until improvements are done and the area is studied. Commissioner Boysko said there is a house which is 5 or 10 feet from the road. Mr. Betz said we totally understand your concerns. This business is going to add funds to our TIF district which will help. Commissioner Jester asked about "No Parking" signs. Mr. Betz said the City Police will need to keep an eye on things. Making Case and Depot Streets one-way streets has been discussed. Commissioner Boysko said he has done commercial development for over 20 years on the design and architectural engineering side. It isn't unusual for any municipality to ask an applicant to do off-site improvements. It is significant to ask this applicant to make road improvements but it isn't unusual. He is looking for temporary fixes. If one-way streets is implemented, cars pulling in and out of these parking spaces are going to occupy the whole street to get in and out of the parking space. Angled parking would produce more width which is needed and ensure parking is not in the street. Mr. Betz said angled parking would have to match the one-way street. Staff feels the current parking is good until such time the City figures out what will be done. The City is going to have to do something. It is not the applicant's responsibility. This is about as good as we can get at this point. Commissioner Boysko said we know any road improvements are 5 to 10 years out. Mr. Betz agreed. Commissioner Boysko asked what is going to happen within these 5 to 10 years. Do we just deal with the situation as is or do we have the ability to incorporate some changes now. Mr. Betz said there are possible changes we can make in the interim. Mr. Reynolds said angled parking would be simple.

Commissioner Simpson said the area is in need of a business which is a destination spot. This business fits perfectly. The building is an existing facility. Because of this, he doesn't think we can hold the applicant to the improvements. Do we hold the applicant up for 5 to 10 years and let the place sit void? Or should we allow a successful business go in which could bring revenue to the City. The funding can help get the roads improved. He looks forward to seeing something usable in the space.

Commissioner Hartranft thanked the applicant for coming back before the Commission. The presentation is very well done. It has been mentioned the location is disconnected from downtown but it is a 6 minute walk to Local Roots. The location isn't crazy far away. Eventually, this location will be very well connected.

Commissioner Little said this is a great use for the property and good for the downtown. He shares some of the concerns Commissioner Boysko expressed. He is under the impression the owner of this property also bought the property to the north, closer to Adventure Park. Mr. Betz said part of the property. Not all of it. Commissioner Little said we had a developer who was willing to update Depot Street but that fell by the wayside. We have been trying to get developers to pay for infrastructure improvements but the community has said we want to pay for improvements with tax dollars. Since this is an existing building, it isn't fair to put the burden on the owner right now. However, when we look at something going in on the property to the north, we might want to have this conversation then. A connection to Adventure Park will add traffic. We do have some obligation to place "No

Parking" signs along the eastern side of Depot Street. The sign should limit parking to the residents. If we limit parking on the one side of the street it will temporarily help the situation. We have talked about developing signage which directs people where additional parking is. We are moving towards standard signage. A map-like sign. We have set this precedent. We should have a requirement for this property also. Does the 75 seat count include the patio? Mr. Reynolds said yes. Commissioner Little said 75 seats is all-inclusive. Is 47 Depot Street the same owner? Mr. Reynolds said yes. We have an agreement with Dan McClurg. Commissioner Little asked what the connection is with 94 West Olentangy Street. Mr. Betz said it is the same owner. Commissioner Little said legal agreements are in place for both. Individual properties can be sold and then the question is whether the parking agreement stands or not. We have started trying to figure out how many parking spaces a business should have without dividing by 2. Have the changes to City Ordinance become law yet? Mr. Kambo said no. Mr. Betz said Council will adopt the changes at their next meeting. Commissioner Little said we recently went through a re-write of City Code addressing the parking divided by 2 concept. We addressed high volume businesses and decided P&Z reserves the option of allowing a business to divide by 2. We are in another in-between kind of situation. To be careful, we will add a condition similar to the condition for the 26 West Olentangy Street request, which says the City Law Director should review parking agreements. This isn't to punish an applicant but to make sure we are being consistent and to make sure we don't meet a saturation point in parking lots. When your request was reviewed by HDAC you said you were going to get a bell and then decide how big the cupola should be. Now it sounds like you aren't sure if you are getting a bell. Mr. Reynolds said the size of the cupola was the concern. HDAC wants us to make sure the size is appropriate to the scale of the building. Through conversations, HDAC asked what would be in cupola. We said a bell. The size of the cupola was driven by a size recommendation from HDAC. Commissioner Little said he prefers Staff to review and approve the cupola in the absence of an Architectural Advisor. Commissioner Little said he doesn't think changing to angle parking is the right thing to do right now. There is two-way traffic right now.

Chairman Emerick said he didn't have anything different to add. He thanked the applicant for going to the level of detail they did in the presentation. All of the points brought up by the Commission are valid points. He agrees.

Mr. Betz said he suggests leaving the proposed parking as is right now. He would hate to fix something which may not be broken. We need to take a look at things as we move forward. We will analyze a one-way street. We can do the "No Parking" signs.

Commissioner Little queried the Commission to see how they feel about the parking. Commissioner Hartranft, Cooper, Jester and Chairman Emerick said they are fine with the parking the way it is proposed now. Commissioner Little said he will add a condition for Staff to monitor parking and see if it is effective or creates an issue.

MOTION: Commissioner Little moved to approve a Certificate of Appropriateness for proposed site work to include three (3) new public parking spaces and gravel service for 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, for the property located at 41 Depot Street as represented by Steve Reynolds for Nocterra Brewing, subject to the following condition(s):

1. That the owner of the property shall submit legal descriptions and surveys necessary to implement the right-of-way transfer between the City of Powell and the owner for the portion of Case Street right-of-way west of Depot Street, which shall keep the Depot Street right-of-way an option for the northern extension; and
2. That in the event of an extension of Depot Street and/or improvement of Depot Street in the future, the owner shall provide easements and/or right-of-way in accordance with those plans for this specific property; and
3. That any improvements to Depot Street shall attempt to incorporate on-street parking, utilizing best engineering practices to do so in front of the buildings; and
4. That the final landscaping treatments and fencing improvements shall be approved by Staff; and
5. That the number of seats shall be limited to seventy-two (72) seats at all times. Should the applicant or a successor desire to increase the occupancy level in the future, the applicant or successor shall be required to come before the Planning & Zoning Commission and demonstrate parking is sufficient to support the specific increase in seating over the approved seventy-two (72) seats; and
6. That the City Law Director shall review the shared parking agreements entered into between 41 Depot Street, 47 Depot Street and 94 West Olentangy Street for the purpose of determining the agreements are valid, enforceable and transferrable. Should the City Law Director find changes are required to any parking agreement to meet the criteria, the parties shall modify the parking agreement or come back before the Planning & Zoning Commission to verify adequate parking exists in other areas (i.e.: Municipal Green parking lot); and
7. That the applicant shall place a map-like sign at the entrance to their parking lot which declares the rules for the shared parking lots and directs patrons to other parking options, including the Village Green Municipal parking lot, the west parking lot next to the railroad tracks, West Olentangy Street and any other shared parking

lots as appropriate. Staff shall be responsible for approving the required signage. A Certificate of Occupancy shall not be granted until the signage is erected; and

8. That the applicant shall place similar yet smaller signage at the front entrance of 41 Depot Street directing patrons where to properly park; and
9. That the tenant owner of 41 Depot Street shall come before the Planning & Zoning Commissioner within thirty (30) days in the event any shared parking agreement becomes void after issuance of a Certificate of Occupancy. The Planning & Zoning Commission shall determine whether adequate parking still exists or grant an extension up to sixty (60) days to allow the tenant owner to make parking accommodations or reduce the number of allowed seats accordingly; and
10. That the applicant shall work with Staff to place signs stating "Parking for Residents Only" or something similar on the east side of Depot Street. Signs shall be in place prior to issuance of a Certificate of Occupancy; and
11. That Staff shall approve the final cupola design prior to construction; and
12. That Staff shall monitor whether the current proposed straight-in parking is functional or whether changing to angled parking would alleviate any parking problems. The parking shall be re-visited should Depot Street become a one-way street; and
13. That Staff shall ensure any fencing erected is outside of the right-of-way.

Commissioner Cooper seconded the motion.

VOTE: Y 6 N 1 (Boysko)

ADMINISTRATIVE REVIEW/CERTIFICATE OF APPROPRIATENESS

Applicant: Matthew Althouse for Dustin Sun
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.

Matthew Althouse, Architect, 1165 Elm Park Circle, Galloway, said they have made a few changes and have updated the scope of their project. Previously they proposed a restaurant and bar with 40 seats. They had a seventeen (17) space parking lot. They are no longer proposing a restaurant. They are proposing a bar/tavern. This gives them a little leniency for parking. They have gone back to their original parking lot layout and have secured five (5) off-site parking spaces from Dr. Waddell, northwest of their site, down the alley. They are proposing to demolish the lower side of the building, the eastern expansion of the building. They will put an outdoor patio in where they remove the building portion. They have always wanted an indoor/outdoor space on the lower level. Now the space will be all outdoors with a side entrance. There will be an accessible ramp on the side. The front entrance will have the stairs which are currently there. There will be an entrance in the back of the building from the parking lot. There will be a ramp in the back also. They have removed the squared-off parapet. They have some structural integrity issues with the building. They need to minimize the impact on the building. They will dress up the cornice with the same detailing, same porch feature. This has eliminated some of the area where they were going to have lighting. They now will have a pair of gooseneck lights which will illuminate the front entrance. They will no longer have an outdoor, walk-in cooler on the back of the building. The building will be architecturally cohesive all the way around. There will be landscaping along the ramp on the Olentangy Street side, in the back of the building and along the northeast corner of the building. They will maintain forty (40) seats as was granted previously; inside and outside together, 40 seats. The floor plan has been updated. Commissioner Little asked where the dumpster will be.

Dustin Sun, 9619 Shawnee Trail, Shawnee Hills, said they have an agreement with the carry-out business behind him to share a dumpster. There would be too many dumpsters in the back. He is also trying to get shared parking with the carry-out. He had to think real hard on this project. The patio will really maximize the use of the property during the summer months. The changes have been based on a business decision. The parking he has obtained from Dr. Waddell isn't required based on the usage now but they wanted to have the additional parking. Commissioner Boysko asked where the additional parking will be. Mr. Sun said it is Dr. Waddell's lot. They have a lease for the usage of five (5) spaces. Commissioner Boysko asked if there are 5 spaces there now. Mr. Sun said no, they are going to put gravel and blacktop in; stripe the area. Commissioner Boysko asked where the dumpster is they are going to utilize. Mr. Sun said it is behind the carry-out, the old Subway. Chairman Emerick asked if Mr. Sun will be closing down the other coffee business since this is going to be a coffee bar. Mr. Sun said we aren't doing a coffee bar yet. We are more focused on a bar/tavern. He is waiting on the coffee side. This is another reason they are scaling the building down. They don't know what they are doing yet. Commissioner Hartranft asked if the building will have a full kitchen. Mr. Sun said yes. They won't do as much food volume as they would have with the Asian restaurant but they can serve some food. Originally they were going to be 80% food, 20% drinks. Now they will be more 50%/50%. Commissioner Jester asked for clarification of what part of the building will be torn down. Mr. Betz pointed out the eastern side of the building. Commissioner Simpson asked if it is the far right side of the building.

Mr. Betz said yes. Mr. Sun said the building actually had 2 additions put on it. They will be removing the 3rd addition. Commissioner Jester asked if this portion has its own foundation. This is where an Architectural Advisor would be helpful. Mr. Betz said yes, there is a separate foundation. There is still exterior siding inside the building. Mr. Sun said the building will look more square now. Commissioner Jester asked if this changes the roof. Mr. Althouse said they will cut back the roof. The eve will get higher. The gutter and downspouts will be moved. Commissioner Boysko asked if the patio is going to be a bar, does the patio need to be fenced in. Mr. Althouse said yes. There is a white, picket fence out front now. They will carry the fence around the perimeter. Commissioner Boysko asked if there are specific requirements on what the fence is. Mr. Althouse said he would just match the fence which is already there. Mr. Betz said the Liquor Control Board has requirements. This type of fence would be fine. Mr. Althouse said there is a height requirement. Mr. Betz said you can even use barriers such as planters. Mr. Sun said they would definitely put a fence up. He is even thinking of putting in a water feature. He wants to make the patio attractive. Mr. Althouse said the gooseneck lights aren't the traditional gooseneck with the big bell. They are smaller, LED type. He is proposing all smaller lights. The wall packs on the side of the building will be small. There will be illuminating bollards along the fence line and towards the back parking lot. They used to have seventeen (17) parking spaces in the parking lot. They now have fifteen (15); ten (10) on-site, five (5) off-site. Mr. Sun said it would be better to tear the whole building down and start over if they went with the original plan, which doesn't make financial sense.

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

The applicant ran into issues with the building plans originally submitted. They want to create a tavern. The new plan makes the building a less intense and impactful type of re-development. The building now has more of a cottage look. There are some miscalculations in the Staff Report. The applicant will have forty (40) seats. This requires them to have fourteen (14) parking spaces. P&Z can approve a reduction up to half in the Downtown Business District. The site plan shows ten (10) parking spaces, including a handicap space. They have five (5) off-site parking spaces. The applicant still needs to get approval from the Engineering Department on the square footage of the pervious surface and drainage plan. Mr. Althouse said the pervious surface doesn't change and the previous plan was approved. Mr. Betz said this is true. The applicant has shown Staff the approval to share the dumpster. The applicant could use roll-offs if they wanted to. There is plenty of room in the back to store them. There are two (2) ramps for handicap accessibility; one in the back, one on the side. You can also go right onto the patio from the street sidewalk. Staff will need to work with the applicant on the final fencing plan around the patio. Staff feels this is a good improvement. Staff hates to see the loss of square footage in our downtown buildings but it is beneficial in this particular situation. Staff recommends approval with the conditions listed in the Staff Report. Mr. Kambo said the applicant will be going before HDAC tomorrow evening. A condition can be added for HDAC comments and recommendations to be reviewed by Staff.

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 will defer to everyone else since everyone has been through all of the previous requests. Things look good from an aesthetics standpoint. He asked if there are any issues with liquor licenses. Mr. Sun said they bought a liquor permit from a business in Marysville. They are trying to trex one in. They had one trexed in but they couldn't get approval from the coffee shop. They will do the same for this property.

Commissioner Hartranft thanked the applicant for coming back before the Commission. The changes are appropriate. The building, architecturally, looks good. He doesn't have any problems with the new request.

Commissioner Little asked if the applicant was still in a land contract situation. Mr. Sun said they have a land contract in place and it was previously approved by the Law Director. If they can get off-site parking with Dr. Waddell and focus on their own 10 spaces and not have to worry about cancelling at any time and the usage after 5:00 p.m. These were everyone's concerns in the past. This is another reason why we decided to change the usage. Hopefully we will have Zoning grant the dividing by 2 so we actually fit in our plans. We do have the easement in place. We don't want to utilize it because the build out alone on the parking is probably \$125,000 due to the required drainage needed and pavers which need to be installed versus cutting this cost in half by just using our space. We were going to do all of the build out from the neighbor based on the easement. With the building and business changes, it makes better business sense to keep parking on our lot. Mr. Althouse said the easement is in place if we do need to add more parking in the future. Mr. Sun said he met with Steve earlier today and we would still like to work with him. This is why we put the parking on the right side. Commissioner Little said to clarify, are you talking about the cost of putting the 5 spots in on 49 & 55 Scioto Street or are you talking about the agreement you did have with 30 Olentangy Street. Mr. Sun said we are putting in the 5 spots; not on Olentangy Street. Commissioner Little said you are putting spaces in on 49 & 55 Scioto Street. Mr. Sun said yes. Commissioner

Little asked when you said you didn't want to go further, were you talking about 30 Olentangy Street? Mr. Sun said yes. We have an easement for 30 Olentangy but we aren't going to develop it all on our own, unless we get more help. Commissioner Little said somewhere in the process you were looking at an agreement with 50 West Olentangy. Mr. Sun they were but they aren't pursuing it anymore. Commissioner Little said somewhere through the process a drive-thru was proposed. Has the drive-thru been withdrawn? Mr. Sun said correct. Commissioner Little said he will keep some of the language from the previous motion in this motion. He will add a condition regarding the signs so Staff can review for consistency. Mr. Betz said Staff is thinking of making a sign for every building downtown.

Commissioner Cooper said he doesn't have anything to add. He pointed out to Mr. Althouse that in the exhibits on page A2.2, the Exterior Elevation – South should say North.

Commissioner Jester said he knows this building very well and the building is going away. But, the smaller the building gets, the better it gets. He is glad the plans are where they are now. He wished the applicant good luck.

Commissioner Boysko said he agreed with Commissioner Jester. The applicant has ten (10) parking spaces he is providing, five (5) off-site spaces for a total of fifteen (15) spaces. The applicant has forty (40) seats. The requirement for forty (40) seats divided by 3 is thirteen (13). The applicant is fine. There doesn't need to be an additional parking reduction. Can the applicant count the two (2) parking spaces on Olentangy Street? Mr. Kambo said typically not. Commissioner Boysko said even though the spaces are right in front of their parcel? Mr. Kambo said correct. The spaces aren't dedicated to the applicant's site.

Chairman Emerick said he likes the building much better smaller. It looks more acceptable. It is always disappointing to get into these types of things and find out the foundation doesn't work.

MOTION: Commissioner Little moved to approve an Administrative Review/Certificate of Appropriateness for a proposal to allow renovations to an existing building for a tavern/coffee house and approve a parking proposal, for the property located at 26 West Olentangy Street as represented by Matthew Althouse, 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, the applicant or successor shall be required to come before the Planning & Zoning Commission and demonstrate parking is sufficient to support the specific increase in seating over the approved forty (40) seats; and
2. That the City Law Director shall review the shared parking agreement entered into between the owner/occupants of 26 West Olentangy Street and 49/55 Scioto Street for the purpose of determining the agreement is valid, enforceable and transferrable, given a Land Contract is in place for 26 West Olentangy Street. Should the City Law Director find changes are required to any parking agreement to meet the criteria, the parties shall modify the parking agreement or come back before the Planning & Zoning Commission to verify adequate parking exists in other areas (i.e.: Municipal Green parking lot); and
3. That the applicant shall place a map-like sign at the entrance to their parking lot which declares the rules for the shared parking lots and directs patrons to other parking options, including the Village Green Municipal parking lot, the west parking lot next to the railroad tracks, West Olentangy Street and any other shared parking lots as appropriate. Staff shall be responsible for approving required signage. A Certificate of Occupancy shall not be granted until the signage is erected; and
4. That the applicant shall place similar yet smaller signage at the front entrance of 26 West Olentangy Street directing patrons where to properly park; and
5. That the tenant owner of 26 West Olentangy Street shall come before the Planning & Zoning Commission within thirty (30) days in the event any shared parking agreement becomes void after issuance of a Certificate of Occupancy. The Planning & Zoning Commission shall determine whether adequate parking still exists or grant an extension up to sixty (60) days to allow the tenant owner to make parking accommodations or reduce the number of allowed seats accordingly; and
6. That Staff shall approve the final patio fencing type and location; and
7. That the City Law Director shall determine whether a valid dumpster agreement exists between the applicant and the Country Carry-Out property; and
8. That the Historical Downtown Advisory Commission shall review and approve the applicant's proposal. If there are major concern points, Staff shall determine whether changes merit coming back before the Planning & Zoning Commission for further review.

Commissioner Boysko seconded the motion.

VOTE: Y 7 N 0

PRELIMINARY DEVELOPMENT PLAN

Applicant: Chris Bradley, The Camber Co.
Location: 110 Grace Drive
Zoning: (PC) Planned Commercial 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.

Commissioner Little moved to table a Preliminary Development Plan 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., until the applicant can make the necessary changes to meet the Comprehensive Plan.

Commissioner Cooper seconded the motion.

VOTE: Y 7 N 0

AMENDMENT TO AN APPROVED FINAL DEVELOPMENT PLAN

Applicant: Dr. Ali Khaksarfard, DDS
Location: Northwest corner of West Olentangy Street and Lincoln Street
Zoning: (DB) Downtown Business District
Request: To review a proposal to change the previously approved rear elevation of the building and façade.

Tom Berry, Thomas Beery Architects Inc., 1890 Northwest Blvd., Columbus, said they were the original architects for this project. The owner obtained pricing on the plans. The contractor who gave the pricing subsequently went out of business. The owner's brother took over as the General Contractor and moved forward with the project. The owner went back to the Subcontractors who the first General Contractor had obtained pricing from and the prices had increased. Due to this, the owner is looking for ways to cut costs. Originally, they were proposing to change the entire elevation, taking the sloped roofs off, making it all parapet walls. After meeting with City Staff, they have decided to leave the elevations which face Traditions Way, Olentangy Street and Lincoln Street the same as the originally approved proposal. They are now proposing the elevations which face the parking lot, internal to the U of the building shape, be changed. They will remove the sloped roofs and be replaced with a parapet wall which will be run up high enough to screen rooftop units and any hoods on the roof. They will continue the detailing of the other elevations but use the detailing in a parapet wall application.

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

The applicant is proposing to flatten out the interior elevations. When the changes first came to Staff, the applicant suggested changing the entire roof. Staff was not in support of this at all. The applicant also suggested changing some of the façade elevation from Hardi-Plank to stone. This doesn't fit the historic downtown. This is a situation where Staff wishes the applicant had obtained a proper quote to begin with. The first proposal was very nice and is why Staff recommended approval way back when. This is a very rare occasion where the project is already under construction. The cost of construction is raising the rent so high it will be hard to get someone to rent. A business consideration has to be made. Staff isn't jumping at these changes but when it comes to possible solutions, since the changes will be to the rear of the building, facing the parking lot, not visible from the street front, Staff is OK with the changes as long as roof units aren't visible. Mr. Beery said he wanted to point out the end pieces won't be changed. They will stay the same. The finish will wrap around the corners. Chairman Emerick said the changes are only impacting the back side of the building. Mr. Kambo said Staff is impressed with the applicant being able to do this. Mr. Betz said the elevations look pretty good.

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 doesn't have a problem with the changes. The elevations look nice. Not as nice as they did look. He isn't jumping about the changes but he isn't opposed to them either.

Commissioner Jester said he is glad the applicant and Staff could work this out. He is glad the project can move forward.

Commissioner Boysko said he agrees. Are you confident no roof units will exceed the height of the parapet wall? Mr. Beery said yes. They did a cross-sectional study and made sure. He doesn't remember numbers but he thinks the parapet wall is 8" to a foot over.

Commissioner Simpson said the situation isn't ideal but nothing from the street will be seen.

Commissioner Hartranft said he is fine.

Commissioner Little said he has a little different take on the matter. Was the project originally bid out to multiple contractors? Mr. Beery said he can't answer. He doesn't know. He believes so. Commissioner Little asked what the cost savings is to the applicant by changing to this design from the originally approved design. Mr. Beery said he is not sure. He thinks \$800,000 has been thrown around. Mr. Kambo said he believes this is the figure mentioned. Mr. Beery said because of the truss configuration. The \$800,000 was for replacing the entire roof. They are replacing a third of the roof so the figure would be a third of \$800,000. But he is under oath, he doesn't know for sure. Commissioner Little said his concern is we promote the concept of four-sided buildings. This particular area doesn't face the street but it does face the residents behind the building. He is concerned about the next guy who gets approval for what we think they should build, then they come in and say they have things built and we are at a point where we have to spend more money and we want to go with option B. He wonders about setting precedent. Mr. Betz said each decision the Commission makes has to run on the merits of its own proposal. Commissioner Little said he would have preferred to see a cost breakdown, what the change would be to renters and an analysis of how this would impact occupancy. Mr. Beery said he was hoping the owner would be here tonight to answer these types of questions. Commissioner Little said he was too.

Chairman Emerick said he wants to reiterate it would have been nice to have this type of information tonight. Understanding the situation we are in, he won't fight this.

MOTION: Commissioner Little moved to approve an Amendment to a previously approved Final Development Plan for a proposal to change the rear elevation, specifically the north and west walls of the building and facade, excluding the northwest and northeast end caps, for the property located at the northwest corner of West Olentangy Street and Lincoln Street as represented by Dr. Ali Khaksarfard, DDS, / Armita Plaza.

Commissioner Jester seconded the motion.

VOTE: Y 6 N 1 (Little)

ADMINISTRATIVE REVIEW

Applicant: Architectural Alliance for Middlefield Bank
Location: 10628 Sawmill Parkway
Zoning: (PC) Planned Commercial District
Request: To review a proposal for a new 2,757 SF bank and drive-thru.

Alyssa Lowery, Architectural Alliance, said she has brought the most recent concept renderings. She has been working with David Ruma and Rosalinda Childers with Davidson Phillips. She met with Ms. Childers this morning and Ms. Childers said she will approve the current concept. Ms. Childers told her she doesn't think Target will have any problems with the new renderings either. All materials will be brick or ACM panel. The drive-thru will be visible from Target.

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

The property was annexed as a part of the overall Shops at Wedgewood, including Target. The property is a front out-lot along the main entrance. There is a right-in/right-out off of Sawmill Parkway. Staff has reviewed all of the site plan requirements set forth in the Shops at Wedgewood development plan. Parking, landscaping and lighting all meet requirements. Under the agreement with the developer of the Shops at Wedgewood, each out-lot is to come before P&Z for an Administrative Review. The Commission can recommend architectural adjustments. Staff is happy with the latest revisions. Staff highly recommends they have clear view into and out of the building for safety reasons.

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 has no problems with the request.

Commissioner Jester had no comments or questions.

Commissioner Boysko asked if the Commission really has any say. Mr. Betz said if something is problematic to you. Commissioner Boysko asked if there is any concern with screening of the rooftop units. Ms. Lowery said they will make sure all units are not visible.

Commissioner Simpson said he has no issues with the request.

Commissioner Hartranft asked what say the Commission has on the property. Mr. Betz said you do if there is something really burning about the architecture. The developer, actually Target, has final approval. Commissioner Hartranft said we really didn't have much say with WesBanco or the car wash. Mr. Kambo said it is important to note whether the authority is there or not, the applicants which come before the Commission are good neighbors and they take into consideration what the Commission says. It is worthwhile to provide your comments. Commissioner Hartranft said he is fine with the plan. The design is interesting.

Commissioner Little said we have minimal amount of input given the history. He asked if the parking lot is connected to the Target lot. Mr. Betz showed where a road goes across all out-lots so they are all connected. Commissioner Little asked what happens if Target says no. Does the applicant come back before P&Z? Mr. Betz said yes. Any major design changes would come back before P&Z.

Chairman Emerick had no questions or comments.

Commissioner Little moved to approve an Administrative Review for a new 2,757 SF bank and drive-thru, for the property located at 10628 Sawmill Parkway, as represented by Architectural Alliance for Middlefield Bank. Commissioner Cooper seconded the motion.

VOTE: Y 7 N 0

OTHER COMMISSION BUSINESS

Chairman Emerick asked for an update on the Architectural Advisor position. Mr. Betz said the City has received one proposal from David King, who designed the City building. They will also be talking to the architect with Shyft Collective, Steve Reynolds.

Chairman Emerick reminded the Commission about the holiday celebration after next week's City Council meeting.

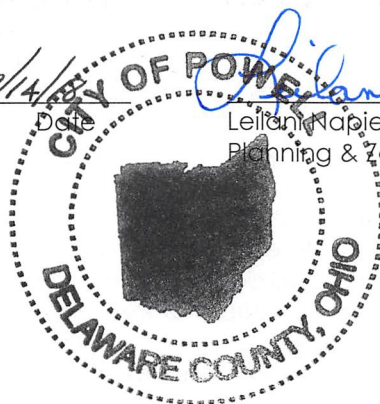
Mr. Kambo said the last reading of the Code updates will be at next Tuesday's Council meeting.

ADJOURNMENT

MOTION: Chairman Emerick moved at 9:04 p.m. to adjourn the meeting. The Commission seconded the motion. By unanimous consent, the meeting was adjourned.

DATE MINUTES APPROVED: January 24, 2018


Donald Emerick
Chairman




Lelani Napier
Planning & Zoning Clerk

Date