



## 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

January 24, 2018

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Don Emerick on Wednesday, January 24, 2018 at 7:00 p.m. Commissioners present included Ed Cooper, Trent Hartranft, Joe Jester and Bill Little. Shawn Boysko and Shaun Simpson were absent. Also present were Rocky Kambo, Assistant Development Director; Leilani Napier, Planning & Zoning Clerk and interested parties.

### STAFF ITEMS

None.

### 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 Jester moved to approve the minutes of December 13, 2017. Commissioner Hartranft seconded the motion. By unanimous consent the minutes were approved.

### AMENDMENT TO AN APPROVED FINAL DEVELOPMENT PLAN

Applicant: Tom Coffey  
Location: 189 & 199 South Liberty Street  
Zoning: (DB) Downtown Business District  
Request: To review a proposal to construct a mixed-use 2-story, 2,554 SF real estate office building with two, 2 bedroom upstairs apartments.

Mr. Kambo advised this proposal came before the Commission on November 15, 2017 as a Sketch Plan. Staff realized a development plan for this site, the Liberty Street Business Park, was previously approved. The proposal is no longer a Sketch Plan but an Amendment to an Approved Final Development Plan.

Tom Coffey, 365 Shale Ridge Court, Architect, said Steve Wilke and his wife, the building owners, are present. They are bringing their real estate business from Dublin to Powell. Mr. Wilke resides in Powell. They have provided a landscape plan which meets or exceeds the Powell requirements. The old trees are scrap trees. They will be removed and replaced with new trees. Mature landscaping will screen three (3) air conditioning units, electric and gas meters. Plans are complete and have been submitted to the Building Department. They are awaiting approval so they can break ground as soon as the weather allows. They will be taking bids in February. They have talked with the owners of More Time for You regarding shared access parking. We have received their blessing. If the lots to the north are developed, parking will be continued through. The building will be a midnight blue Hardi-Plank with white trim and windows. All trim will be a Smart Trim product. Everything will be low maintenance and natural. They will use half-round gutters. The vents will be actual exhaust vents so they don't have to install ventilation on the roof. The exposed foundation will be limestone. The stairs going to the apartments will be metal and concrete with a closed riser. You won't see the steel because it will be trimmed out in wood or hidden by a wall.

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

Staff is glad the idea of connecting parking lots was established for these developments way back when. It was a brilliant move. It allows patrons to move around without having to get back in their cars and drive to a business next door. The applicant and their neighbor are on the same page in regards to shared parking. The site used to be two (2) lots. The lots have been merged, the shared access has been relinquished and the site is now one (1)

lot. The apartments will be approximately 1,300 SF each. The apartments are secondary to the commercial business. The elevations have been refined since the last presentation. The request meets our Comprehensive Plan and the Downtown Historic Guidelines. There is a significant amount of green space. We are fortunate the head architect is the Chairman of the Historic Downtown Advisory Commission (HDAC). No one else could have followed the guidelines better. The request meets parking requirements. The apartments require three (3) parking spaces each, for a total of six (6) spaces. The office space requires thirteen (13) parking spaces, for a grand total of nineteen (19) required parking spaces. The proposal is for twenty-six (26) parking spaces. They are well over the required parking spaces. Staff is very excited about this development and thinks it will be a fantastic addition to the downtown core. 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 Hartranft thanked the applicant for bringing the request before the Commission and bringing their business to Powell. He likes the plan and thinks it is a good fit. Will there be additional signage? The plans show one sign. Mr. Coffey said the post sign out front will be the only sign. There is electric to allow lights for the sign. Commissioner Hartranft asked if there will be lights in the parking lot or any other lights outside. Mr. Coffey said there are canned lights under the porch roof, there will be lantern type lights on each side of the front door and a light near the upstairs apartment door. There won't be parking lot lights. Lights on the back of the building will light the lot, similar to More Time for You and the other buildings. Lights won't be bright. Commissioner Hartranft said he didn't know if there is a need for more lighting since there are going to be residents going in and out of apartments. Mr. Kambo said the Downtown Historic Guidelines specify the least amount of lighting as possible.

Commissioner Little thanked the Wilke's for bringing their business from Dublin to Powell. He thinks the plan is great. Given Mr. Coffey's record, he doesn't see a need for the request to go before HDAC. He looks forward to seeing the final result.

Commissioner Jester asked if HDAC has cleared the request. Mr. Kambo said it is up to P&Z as to whether the request needs to go before HDAC or not. Typically commercial buildings are reviewed by P&Z. Residential buildings are reviewed by HDAC. Commissioner Jester asked if a variance is needed for apartments. Mr. Kambo said P&Z can amend the Final Development Plan to add apartments to the list of approved uses. Commissioner Jester said the applicant did a good job on the building.

Commissioner Cooper said he doesn't see a need to have the request go before HDAC. Mr. Coffey has done a good job and followed all guidelines.

Chairman Emerick said he agrees, he doesn't see a need for the request to go before HDAC.

MOTION: Commissioner Little moved to approve an Amendment to an Approved Final Development Plan for a proposal to construct a 2,554 SF office building with two (2) upstairs apartments for the property located at 189 & 199 South Liberty Street as represented by Tom Coffey for Platinum Group Investments (Steve Wilke), subject to the following condition(s):

1. That the applicant shall address all Engineering Department requirements and comments; and
2. That given the detailed nature of this submittal, this proposal shall not be submitted to the Historical Downtown Advisory Commission (HDAC); and
3. That the use of apartments in this Liberty Street Business Park development shall be allowed. The Comprehensive Pan and the Liberty Street Business Park development plan allow residential uses. In order to clarify and to avoid speculation, the Planning & Zoning Commission deems the existing development plan implies, or is so amended, to allow for the use of apartments at this location.

Commissioner Cooper seconded the motion.

VOTE: Y 5 N 0

(Boysko and Simpson absent)

### SKETCH PLAN III

Applicant: Elite Real Estate Holdings, LLC  
Location: 10331 Sawmill Road  
Zoning: (PR) Planned Residence District  
Request: To review a proposal to construct four 2-unit residential buildings.

Dave Pontia, Pontia Architecture, 39 E. Main St., New Albany, said Sarah Terrell from his office is present to talk about the exterior finishes. Their development has been named The Mews at Zion. They have worked hard over the last year. There will be four (4) building units, each one being a duplex. There is an access drive along the

back. Each unit has their own two (2) car garage with access off of the back road. There will be a total of eight (8), two (2) car garages. They added access sidewalks from the back to the front of the units. Anyone parking in the rear will have an access walk to get to the front. They did not place a walk between the middle buildings. They felt this was excessive and are trying to keep the amount of pavement down. They curved the buildings based on a recommendation at the last meeting so the buildings aren't in a linear, straight line. The front walkway/bike path will stay. Ms. Terrell laid out samples of the building's materials which will be used. They will alternate between brick and stone. Buildings will be coordinated but not look the same. They will leave some of the selection up to the owners. All colors are neutral. Ms. Terrell said there will be lighting at each door and lanterns beside garage doors. No building will have both brick and stone. They are trying to create a unique look to each building but stay within the same color pallet. Mr. Pontia said there won't be a clubhouse so there are no common electric panels. All lighting for the site will be based off each individual unit. Fencing was mentioned in the previous meeting. They don't see a great location for a fence so they have not included fencing. They will be letting the owners decide whether they want a patio on the back of their unit or not. The condenser units will be located on the back, between the garages.

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

This site has seen multiple submissions since the early 2000's. This is the third Sketch Plan submission. The site is very difficult to plan; it is a remnant parcel. The site should have been developed with The Commons to the south. The material selections have been changed since the last submission, to be softer. The applicant curved the location of the buildings per Staff's request. The rear drive has also been curved. Staff is pleased with the revised site plan. The proposal is for half the allowed density. The density is higher than The Commons but Staff feels the more dense development on a major thoroughfare of Zion Drive and Sawmill Road will help screen The Commons from the roadways. Staff would like the applicant to show their buildings in relation to The Commons buildings in their next plan. Staff thinks this will show the new development is more in scale with The Commons to the south. Previous plans were off in scale. Staff feels these plans are more in scale. The architecture is in-line with what we want to see in the City of Powell. Staff thinks the architecture is more of a farm aesthetic. The development is geared towards empty nester, retirees. The effect on traffic, roads and schools will be minimal. An alternative housing type is being provided so residents can age in place. Dave Betz read over this Staff Report and found that a number of the comments mentioned in the previous meeting haven't been touched upon. Staff would like the applicant to go through the previous review comments/minutes and address all comments/points in their next submission. Staff does recommend moving to the Preliminary Development Plan stage. Staff recommends the applicant talk with The Commons HOA and residents. Staff recommends the applicant address all Staff, P&Z and previous Architectural Advisor comments before submission of the Preliminary Development Plan.

Chairman Emerick opened this item to public comment.

Bob Dotson, 519 Commons Dr., said he is the President of The Commons of Powell's HOA. He met Mr. Pontia for the first time tonight. There were other members of their HOA at the last meeting but this is his first meeting. He thinks they will have a good dialog going forward. His personal opinion is this is a fantastic use of a very hard to fill space in Powell. However, he has a problem with the aesthetics, 2-story units which will be surrounded by 1-story and Cape Cod units. Another resident brought this issue to him. They will be talking about this. He is also concerned with the bike path. Is it valid to bring sidewalks right out to the bike path? Mr. Kambo said Staff recommended this. Mr. Dotson said the bike path is 14 years old. There are places with cracks and uneven areas. This might be an opportunity to replace an asphalt bike path with concrete. Mr. Kambo said we typically like paths to be asphalt. He can talk with the Parks & Rec Director to see if they would like a different material. Mr. Dotson said he is all for the project.

Larry Lyons, 527 Junia Ct., said he has the corner lot at Junia and Zion. He is also the Treasurer for the Junia Glenn HOA. Their concerns are similar to what was just mentioned, the 2-story buildings. Every building in Junia and The Commons are a ranch. Most condos up and down Sawmill are ranch style, not 2-stories. His personal concern is people looking right down into his backyard. He likes seeing the property being developed. It is just the 2-stories he has a problem with.

Hearing no further 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 any further comments aside from what Staff and the audience has mentioned. He thinks the dialog between the applicant and HOAs is good and should smooth things out. He likes the looks of these buildings better than what was proposed before. He appreciates the attention to some of the previous comments. He hopes all other comments are addressed in the Preliminary Development Plan.

Commissioner Jester said he agrees this is a difficult property to develop. He wishes there was going to be three (3) units instead of four (4). It is interesting the residents nearby don't like the 2-story buildings. He understands. He hopes the applicant will take the comments into consideration in the Preliminary Development Plan. He wishes the buildings were 1-story and he wishes the road had more character to it like the road in The Commons, curvy. You might be able to do more if there were only three (3) units.

Commissioner Little thanked the applicant for bringing their proposal before the Commission and for listening to some of the previous comments. He is happy to see a couple of the HOAs present. He encouraged the HOA groups and the applicant to continue to build upon conversations. This proposal is the best proposal we have seen for this property so far. It will be important to look at scale at the next meeting. There are commercial buildings going in across the street. Do we know where the entry to the Margello property across the street will be yet? Mr. Kambo said we asked the developer across the street to share an already existing access drive but unfortunately this isn't going to happen. Commissioner Little said this should be kept in mind. We need to keep headlight intrusion in mind. The landscaping plan needs to show some emphasis on the south side where the driveways are to minimize headlight intrusion. It would be nice to see substantial landscaping or mounding on the far-east side, dead end part of the road or a minor wall feature which would block headlights. They will want to look at lighting to minimize the intrusion of the building lighting on the neighbors. They will want to understand how mail delivery and trash pick-up will be handled. The applicant needs to continue working with the HOAs to make sure they are being good neighbors. Will this development have a condo owner's association?

Rajneesh Katarapu, 6684 Cooperstone Dr., Dublin, said the development can be either fee simple or a condo association.

Commissioner Little said the comment was made the owners were going to decide whether they want a patio or not. There is always one person who wants to put a pink igloo in the back yard which no one else wants to look at. It is important to make sure you have some type of way to manage changes people may want. When Mr. Meyers looked at the initial submittal, he encouraged using the Historical Guidelines as an influence or idea generator even though the guidelines don't apply to this property. It looks like the developer is doing this. It is important to continue doing this. What is done with the sidewalks, the bike path and the driveway connections will be important for us to look at also.

Commissioner Hartranft thanked the applicant for presenting the plan. It is a difficult site and we have seen many plans. He has some of the same concerns the other Commissioners and the public has mentioned. He looks forward to the concerns being addressed at the Preliminary Development Plan review.

Chairman Emerick said he agrees with Commissioner Little, we will need to look very closely at the landscaping between The Commons and this development. This will be critical.

Mr. Kambo pointed out a copy of an e-mail (Exhibit 1A) from a resident which was placed at each Commission member's seat. The e-mail is from Lawrence Lyons. Chairman Emerick said Mr. Lyons spoke earlier. Mr. Kambo apologized. He wanted to make sure the comment became a part of the records. Mr. Lyons said he wasn't sure he could attend tonight so he sent the e-mail.

#### **SKETCH PLAN**

Applicant:	Robert Corwin
Location:	W. Case Avenue
Zoning:	(PC) Planned Commercial District
Request:	To review a proposal to construct an office/warehouse building with two 1,800 SF units.

Robert Corwin, 75 Lincoln Street, said he bought this lot about 1-1/2 years ago. He has been using the property for additional parking for Elite Land Title. This is another difficult site to develop. The railroad tracks are right up against the property. It is a loud lot because trains set their horns off right beside his property. He will keep half for himself and rent the other half out to a landscaping company, plumber, electrician or something similar. The property is outside of the HDAC area. He is still trying to bring the historic elements into his building.

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

The proposal will have nine (9) parking spaces. Staff has already been talking with the applicant about extending the existing walkway. The City might have to give up some of the right-of-way. Overall, the plan is great for this left-over piece of property. He can't envision much else going in up against the railroad tracks. Staff appreciates



the historic, rural aesthetic look to the building. The site isn't in the historic downtown but it is right next to it. There won't be much traffic going to and from this site. Lincoln Street is capable of handling the traffic. There will be the double benefit of more services being provided for the residents and there will be a tax generating business. Staff is happy with the proposal and recommends submittal of a Preliminary 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 Hartranft said this is a neat addition to the area. He likes the barn design theme. This is a great use for this unique site. He welcomes it.

Commissioner Little said the proposal is a good use of the area. By allowing this development, we are giving up any chance of ever connecting Case across the railroad track. He looks forward to seeing the next plans.

Commissioner Jester didn't have any comments or questions.

Commissioner Cooper said initially he wasn't sure about the barn concept, but the more it is talked about the more he likes it. When are we going to have an Architectural Advisor? We are really going to need one for these types of requests. Mr. Kambo said the City is in the process of interviewing 2 people. Commissioner Cooper said he thought this is where we were the last time we met. Mr. Kambo said it is on the high priority list.

Mr. Corwin asked the Commission what colors they would like to see on the building. He was thinking the typical red and white barn, to match Sean Snyder's colors. Mr. Kambo said Staff would like the building to be given its own unique flavor, not blend with Sean Snyder's property. Commissioner Little said don't make the building look like a new/old barn. Make it look like it's been there. Chairman Emerick said a rustic brown.

#### OTHER COMMISSION BUSINESS

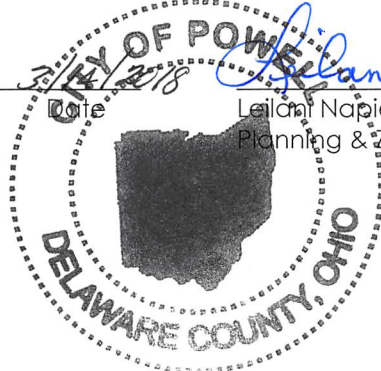
Chairman Emerick said he was going to ask also when they would have an Architectural Advisor. Mr. Kambo said they have 2 applications. Dave Betz is out of the office this week. Mr. Betz and someone from P&Z will conduct the interviews. He won't make any promises but we will try and push to have someone for the next meeting. He doesn't know what the steps are but they will try and do whatever they can.

#### ADJOURNMENT

MOTION: Chairman Emerick moved at 8:07 p.m. to adjourn the meeting. The Commission seconded the motion. By unanimous consent, the meeting was adjourned.

**DATE MINUTES APPROVED: February 14, 2018**

  
Donald Emerick  
Chairman



  
Leilani Napier  
Planning & Zoning Clerk

  
Date