



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

February 14, 2018

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Don Emerick on Wednesday, February 14, 2018 at 7:02 p.m. Commissioners present included Shawn Boysko, Ed Cooper, Trent Hartranft, Bill Little and Shaun Simpson. Joe Jester was absent. Also present were Dave Betz, Development Director; Leilani Napier, Planning & Zoning Clerk; Brenda Pearl, Zoning Inspector 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 Cooper moved to approve the minutes of January 24, 2018. Commissioner Little seconded the motion. By unanimous consent the minutes were approved.

PLAT REVIEW

Applicant:	Pulte Homes of Ohio LLC
Location:	Steitz Road and Hunters Bend
Existing Zoning:	(FR-1) Liberty Township Farm Residence District
Proposed Zoning:	(PR) Planned Residence District
Request:	To review a plat for a proposed residential subdivision consisting of 183 units on approximately 109 acres.

Steve Peck, Pulte Homes, 4900 Tuttle Crossing Blvd., said he doesn't have anything to say. He is here to answer any questions.

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

The proposal before the Commission is for plats in the first two sections of Carpenter's Mill; Section 1 Part A and Section 1 Part B. The applicant is also asking for a slight amendment to the Final Development Plan text. The change in the plan text is in regards to the common access driveway (CAD) for the lots to the south of Part B. The two lots to the south are being retained by the current property owner, Mr. Shelly. Staff is fine with what is being asked for. The change will actually help with jurisdictional issues. County subdivision regulations allow for a common access point, a common driveway approach. There will be less common maintenance for the property owners. Staff would still review the location and the design of the CAD since there will be side ditch drainage and culvert requirements. The plat for Section 1 Part A consists of the northern part of the subdivision. The improvement to Steitz Road with the required turn lanes will be completed first. Section 1 Part B consists of the remainder of the west side of Steitz Road, the patio home area. The lots are a minimum of 75' wide. Part B includes the three estate lots with a common access driveway. Staff would like separate motions for each plat in case they get filed separately and a third motion for the change to the common access driveway.

Commissioner Little asked for clarification on the shared driveway. Will the properties on Steitz Road still have a shared driveway, with the shared driveway being in the Township? Mr. Betz said the driveway is in the City. We are trying to keep the driveway from being in the Township. A three lot CAD coming off Mr. Shelly's existing driveway was approved before. This would require approval from Delaware County Regional Planning Commission and

would be outside the City's jurisdiction. This would make Mr. Shelly have to go through hoops rather than Pulte. Now, Mr. Shelly would continue to have his driveway access where it is but then have an access drive point off of Steitz Road for Lots 71 and 72.

Commissioner Hartranft asked if this is what "DD" in the Staff Report means. Mr. Betz said yes, designated driveway.

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 wasn't on the Commission when the plan was originally approved but he has no problem with the request.

Commissioner Hartranft said he doesn't have any concerns. The designated drive is a good solution to the problem.

Commissioner Little said he is good with the request. He agrees with the previous comments.

Commissioner Boysko had no comments or questions.

Commissioner Cooper asked if Mr. Shelly was happy with everything. Mr. Shelly spoke from the audience and said he was very happy. Mr. Betz said they have been talking about this for a while. Commissioner Cooper said he had no problem or further questions.

Chairman Emerick said he concurred with all comments. Staff has asked for three motions. Mr. Betz said one motion will be for approval of the text change.

MOTION: Commissioner Little moved to approve a Plat Review for the proposed residential subdivision consisting of 183 units on approximately 109 acres, for the property known as Carpenter's Mill, Section 1, Part A and Part B, located at Steitz Road and Hunters Bend as represented by Pulte Homes of Ohio LLC, subject to the following condition(s):

1. That an approval of a minor change to an Approved Final Development Plan shall be granted, allowing a common access driveway within Powell's jurisdiction, for the residual land south of Carpenter's Mill Part B; and
2. That said land shall be added to the Part B plat or shall be administratively approved by Staff at the owner's discretion; and
3. That the location of the common access driveway shall be approved by the City Engineer.

Commissioner Boysko seconded the motion.

VOTE: Y 6 N 0 (Jester absent)

MOTION: Commissioner Little moved to approve a Plat Review for the proposed residential subdivision consisting of 25 dwelling unit lots and 3 open space lots on approximately 13.657 acres, for the property known as Carpenter's Mill, Section 1, Part A, located at Steitz Road and Hunters Bend as represented by Pulte Homes of Ohio LLC, subject to the following condition(s):

1. That the setback table shall reflect the correct setbacks as identified by Staff; and
2. That the City Engineer shall have final approval over addresses, lot numbers, easements, rights-of-way needs and other items prior to recording of the plat.

Commissioner Cooper seconded the motion.

VOTE: Y 6 N 0 (Jester absent)

MOTION: Commissioner Little moved to approve a Plat Review for the proposed residential subdivision consisting of 145 dwelling unit lots and 3 open space lots on approximately 20.066 acres, for the property known as Carpenter's Mill, Section 1, Part B, located at Steitz Road and Hunters Bend as represented by Pulte Homes of Ohio LLC, subject to the following condition(s):

1. That the setback table shall reflect the correct setbacks as identified by Staff; and
2. That note "DD" shall be amended as recommended by Staff; and
3. That the City Engineer shall have final approval over addresses, lot numbers, easements, rights-of-way needs and other items prior to recording of the plat.

Commissioner Boysko seconded the motion.

VOTE: Y 6 N 0 (Jester absent)

AMENDMENT TO AN APPROVED FINAL DEVELOPMENT PLAN

Applicant: The Ellis Co. Ltd./Cole Ellis
Location: 72 Industrial Park Place
Existing Zoning: (PI) Planned Industrial District
Request: To review a proposal to change the phasing of a self-storage site renovation to retain boat and RV storage in short term and replace it with new self-storage buildings in the future.

Cole Ellis, Cardinal Self-Storage, introduced himself.

Jill Tangeman, Vorys, Sater, Seymour and Pease, 52 East Gay Street, Columbus, said she represents the applicant. They are asking for an Amendment to the Final Development Plan for the Cardinal Self-Storage project. There are two issues. Over time, there have been a lot of additional self-storage businesses in this area. They are seeing the demand slack a little bit. They would like to remove the two interior buildings, Buildings B and C. They would like to use the area for boat and RV storage, at least for the moment. The area is completely interior to the site and will be hidden from public view. Ultimately, they want to still build Buildings B and C but they aren't going to build immediately. The second request is to change the building materials on the west elevation of Building A. Rather than put up the approved brick, they would like to use a metal siding which would be consistent with the other buildings. They have looked at the site from the neighboring properties. There definitely is no visibility due to the screening, fencing and existing landscaping. The cost difference is pretty significant; about \$60,000. They have already done a lot of improvements to the site which will have a positive impact on the surrounding properties. We feel this change shouldn't make a difference to anyone.

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

The original site had boat and RV parking but it was more exposed. This proposal is totally interior to the site. The part of the Code which reflects our requirements for a Planned Industrial District says when facades are "visible from" a residence, residential zone or residential area. The key words are "visible from"; not just adjacent to but "visible from". The applicant has provided pictures (Exhibits B1 and B2) showing the area will probably not be "visible from" due to the existing buffer. The applicant did propose the brick panels initially but is now asking to use metal materials.

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 if he recalls correctly, Chris Meyers said he didn't think a brick façade was really needed on this elevation of the building. Is he remembering correctly? Mr. Betz said he would have to look back in the minutes. Ms. Tangeman said this is their recollection as well. Commissioner Cooper asked if anyone was here tonight from the condominiums to make comments. There was no response from the audience. He asked if the condominium residents were notified. Mr. Betz said yes. Ms. Tangeman said Mr. Ellis reached out to the condominiums and no one responded. Commissioner Cooper said if this is the case, he doesn't have a problem with approving the metal siding. Mr. Betz said he forgot to ask Mr. Ellis if he had a timeline for putting the buildings in. Mr. Ellis said he intends to build the buildings. Building B will be climate controlled and Building C has a lot of desirable, drive-up, 10 by 20 units. It would take him about 2 years to rent all of the units. His game plan is to use the boat and RV storage as supplemental income for 2 or 3 years, then maybe build the buildings. Commissioner Cooper asked if the timeline was 2 plus years. Mr. Ellis said at least; maybe longer. Commissioner Cooper said longer would require coming back before the Commission for renewing the application. Mr. Betz said correct. We would want the applicant to come back before P&Z.

Commissioner Boysko said there are five proposed buildings with the center being used for boat and RV storage. You mentioned Building C. He doesn't see a Building C. Mr. Ellis said there were two buildings and they are removing them temporarily. Building B was going to be where the double parking spots are showing. Building C was basically the same width as Building F just running parallel. Commissioner Boysko asked how Mr. Ellis plans to phase in the buildings. Will you start with Buildings E, F and G? Mr. Ellis said Building A will start in a couple weeks. Building D will be next. Buildings E, F and G will be constructed next. The center area will be paved and have drainage. It isn't going to be stone or anything like that. Commissioner Boysko said all of the site work will be done and the perimeter will be set. Mr. Ellis said right. Everything will be completed as planned except the buildings in the middle. Commissioner Boysko asked if the change to siding pertains to the west end of Building A. Mr. Ellis said yes. Commissioner Boysko said he thinks it is fine if the landscaping/buffer is as dense as it appears to be. Mr. Ellis said the buffer is pretty extensive and the condos have a row of trees, a board on board privacy fence and then another bunch of trees.

Commissioner Simpson asked if there were concerns about fitting the last two buildings in post development. Mr. Ellis said no. Mr. Betz said the engineering plans have already been approved. Commissioner Simpson said he doesn't have any concerns.

Commissioner Hartranft asked what material will be used if the brick panels aren't put up. Mr. Ellis said they will use a metal/steel panel similar to the interior elevations of the buildings. The color will be the same. Commissioner Hartranft asked if the color is tan. Mr. Ellis said yes. Commissioner Hartranft said he doesn't have any concerns. The building will be well hidden. Brick would have been a neat feature but not necessary. Mr. Ellis said the brick panel is expensive.

Commissioner Little said he has a different viewpoint. He is a little concerned. This is twice in a relatively short amount of time where the Commission has approved all components of a development plan and then shortly after the applicant comes back and wants to do a little less. If he remembers correctly, the Commission allowed for some setback variances based on the applicant using brick panels. Mr. Betz said some variances were allowed but he can't remember what they were. Commissioner Little said we also worked on a strange sign situation. It looks like the sign isn't where it is supposed to be. Mr. Ellis said the sign has been taken care of. When Mr. Kambo brought the sign to his attention he contacted Bruce at the sign company. The sign company immediately said they made a mistake and they are taking care of the problem. The sign front is gone now and will be replaced tomorrow. He let Mr. Betz know this at the beginning of the meeting. Commissioner Little said there was another storage facility request recently approved. The Commission held the applicant to some pretty strong standards. Commissioner Boysko agreed. Commissioner Little said he wonders if the Commission is being consistent. He didn't see anything in past minutes where Mr. Meyers said brick panel wasn't necessary. Commissioner Little asked for clarification on which buildings will be delayed. Mr. Ellis said nothing has changed with the development plan. They will just phase in the two center buildings. He does remember Mr. Meyers saying the brick panels were a waste of money. There were a number of meetings so he doesn't remember which meeting. He thought he could save \$60,000 for a wall no one is going to see. Commissioner Little said the property is still being greatly improved. As a Commission and as a part of our development process, we have to be careful. We put a lot of time and effort into what the Commission tries to do. There are situations where there is give and take; the Commission gives relief because the applicant is providing a good situation. If a component of this is changed, it breaks the set. He is OK with this request because the property is still being improved. But, the Commission needs to be careful about setting precedent. Commissioner Boysko asked if we accepted some compromise on the monument sign. Mr. Ellis said no. Mr. Betz said the sign is smaller. Commissioner Boysko asked what correction is being made. Mr. Ellis said the sign company put the sign up and didn't use an opaque background per Code. They have removed and are replacing.

Chairman Emerick said Commissioner Little isn't alone. His comments would be more in line with what Commissioner Little has expressed. He is very hesitant, once the Commission has made concessions initially, to change what has already been approved.

MOTION: Commissioner Little moved to approve an Amendment to an Approved Final Development Plan for a proposal to change the phasing of a self-storage site renovation to temporarily retain boat and RV storage in short term and replace it with new self-storage buildings in the future for the property located at 72 Industrial Park Place as represented by The Ellis Co. Ltd./Cole Ellis, subject to the following condition(s):

1. That all Engineering Department issues shall be reviewed and approved by the City Engineer; and
2. That the west façade of Building A shall be allowed to be changed from a brick panel to a metal material; and
3. That the monument sign face shall be replaced with a compliant sign face per the approved Final Development Plan; and
4. That the applicant shall be required to return to the Planning & Zoning Commission to review unfinished construction/replacement and to request an extension if the entire project is not completed within two (2) years of today's date (February 14, 2018).

Commissioner Cooper seconded the motion.

VOTE: Y 5 N 1 (Emerick) (Jester absent)

OTHER COMMISSION BUSINESS

Mr. Betz introduced Brenda Pearl, the City's part-time Zoning Inspector. She is a Master's student in City Regional Planning.

Chairman Emerick advised the Commission they have been given copies of applications from the two people who were interviewed last week for the Architectural Advisor position. City Council will take action next Tuesday. Commissioner Cooper asked who did the interviewing. Chairman Emerick said he did, Commissioner Little, Dave

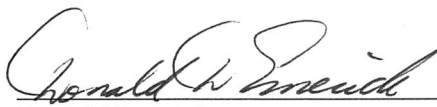

Betz and Mayor Jon Bennehoof interviewed the applicants. Commissioner Cooper asked if Chairman Emerick had an opinion on who to select. Chairman Emerick said their recommendation to Council was Derick Stadge from Shyft. Commissioner Little said Shyft is proposing a collective effort; a primary advisor and a secondary advisor. He felt the applicants from Shyft were better prepared and they have a lot of mixed-use, urban experience. They have fresh ideas on what the City of Powell is competing with in other cities. Collectively, they recommended the Shyft proposal. Commissioner Boysko asked if the Commission would have a contingency plan if Shyft were to ever submit a proposal for review. Mr. Betz said we would handle it the same way we did with Mr. Meyers. Mr. Meyers submitted proposals in the past and we just didn't use anybody. He would recommend turning to Dave King if the situation comes up. Mr. King would be happy to do this. Commissioner Hartranft asked what the monetary allocation is for the Architectural Advisor. Mr. Betz said it is up to Council. Money is budgeted every year. We start around \$5,000 each year. We end up having to add to this amount by the end of the year, depending on how busy we are. The last two years we have spent around \$8,000 or \$9,000. They aren't making a lot of money to be honest.

Chairman Emerick said we need to appoint a P&Z member to the Development Committee. Mr. Betz said the Committee meets on the first Tuesday of each month. The person gives a P&Z perspective on subjects which come up. Commissioner Little said the Development Committee reviews items a little ahead of P&Z. Mr. Betz said a lot of capital improvements go through the Development Committee. It is good to have a P&Z perspective. Dick Fusch used to be on the Committee. Commissioner Boysko volunteered to be on the Development Committee. The Commission unanimously accepted Commissioner Boysko to be the P&Z representative on the Development Committee.

ADJOURNMENT

MOTION: Chairman Emerick moved at 7:48 p.m. to adjourn the meeting. The Commission seconded the motion. By unanimous consent, the meeting was adjourned.

DATE MINUTES APPROVED: March 14, 2018

	
Donald Emerick	Leilani Napier
Chairman	Planning & Zoning Clerk
6/13/18	6/13/18
Date	Date

