



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

June 13, 2018

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Don Emerick on Wednesday, June 13, 2018 at 7:02 p.m. Commissioners present included Shawn Boysko, Ed Cooper, Trent Hartranft, Joe Jester and Shaun Simpson. Bill Little was absent. Also present were Dave Betz, Development Director; Leilani Napier, Planning & Zoning Clerk and interested parties.

STAFF ITEMS

Mr. Betz advised the Commission they will need to make a motion on the vacant Architectural Advisor position at the end of the 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 Jester moved to approve the minutes of March 14, 2018. Commissioner Boysko seconded the motion. Commissioner Cooper abstained. By unanimous consent the minutes were approved.

SKETCH PLAN REVIEW

Applicant:	Home Steitz LLC, c/o John Wicks
Location:	Northwest Corner of Home Road and Steitz Road
Zoning:	(PC) Planned Commercial District
Request:	In anticipation of annexation into Powell, review of a Sketch Plan for development of the property for neighborhood commercial, office, restaurant and storage.

John Wicks, Real Property Design and Development, 267 North Liberty Street, Powell, said the property he is speaking about is on the northwest corner of Home Road and Steitz Road. There is a traffic signal at the intersection already and turn lanes have been approved by the County Engineer. There are high tension power lines which run north and east across the southeast corner of the site. The power lines have a 150 foot easement associated with them. He was approached by the property owner in 2016 about what could be built on this property. Home Road is classified as a major arterial with over 12,000 vehicles per day. Steitz Road is classified as a major collector by the County Engineer's office. We feel residential is not appropriate. They met with Liberty Township and the City of Powell in July 2016 to discuss what could be built on this property. They met with the City on numerous occasions the rest of 2016 and into 2017. We received feedback from the City that residential was probably not the best idea. We felt if we put commercial on this site, annexation into the City would be best so we could have City services, including police protection. Discussions were held about neighborhood convenience retail, a day care, a bank or a fuel station with up to eight (8) pumps. There is only one other fuel station in the area and we feel competition would benefit the neighbors. The City suggested having market research studies done on the types of uses we would like to propose, to justify the uses and to ensure the use would be successful. Several studies were done for a fuel station/convenience store, neighborhood retail, boat/RV/personal storage and flex warehouse/office type use. The studies showed each of these uses except flex warehouse/office type are underserved in the area. We felt comfortable with moving forward with our proposal as shown. We believe our proposal will provide a local center of commerce to help people avoid having to go down Sawmill Parkway. Sanitary sewer has recently been provided for this site. The idea this property will remain undeveloped is short sighted. All around the site is developed. The northeast corner is going to be developed. Our plan includes up to 21,000 SF of neighborhood retail or office space, 10,500 SF of a fuel/convenience store and boat/RV/personal storage in the rear. The drawings provided are a capacity study to show what can fit on the site. We recognize

this first plan isn't what is going to be approved. The plan shows three (3) access points; two (2) on Home Road and one (1) on Steitz Road. The County Engineer approved these. We are showing substantial buffers and mounding due to the surrounding homes. The setbacks are greater than what Code requires. We will work with the neighbors to make sure they are appropriately screened from this use. We believe this will be a great addition to the City of Powell, economically and aesthetically. We propose rural design features. We didn't go to the expense of fully designing the project but we have examples (Exhibit A1) of similar projects which would look good on this site. We want the site to look like an old farmstead. There are 3,281 approved, platted lots less than 2 miles of our site which this commercial plan will serve. We are excited about our plans. We had a meeting with some of the neighbors last week. Ten (10) Liberty Township residents attended. We wanted to keep it small so the meeting could be productive. It became very clear there is a significant opposition to certain components of the development; specifically the storage in the back and the fuel station. We asked the group what they would like to see on the site. Ideas weren't provided except they want to keep the site rural. We sensed small neighborhood commercial may be acceptable. Residential was clearly the preferred option. We did a study to put patio homes on the site and based on the number of patio homes which would fit, we didn't feel patio homes were the appropriate use. We did mention putting in multi-family residential towards the back in place of the storage facilities. The residents supported this idea. We still believe our current proposal is the appropriate proposal. However, if the City would prefer to see some different type of mix, we are open to coming back and presenting a different plan. One resident suggested apartments above the retail area. We didn't spend a lot of time evaluating this option. We would entertain the idea if it would be successful in this area. Mr. Wicks introduced Gary Smith, his land planner.

Gary Smith, G2 Planning and Design, said we understand the City has a Comprehensive Plan which is kind of painted with a broad brush over the entire area. Comprehensive Plans are supposed to be a very broad vision for a city. He applauds following Comprehensive Plans in general. Comprehensive Plans need to be considered on a site by site basis, based on the different conditions at the site. A Conservation District is really intended to help preserve a community's natural features. There are no natural features on this site, except for a 150 foot power line easement. There are no trees. The site is void of ponds, topography and anything you might want to preserve or conserve as a part of a Conservation District. This is one of the reasons we felt this site is appropriate for a different type of use than residential. This is a cut-off site. There is no stub street from the north so there is no way to connect to the north. There is no usable frontage along Steitz Road and very limited usable frontage along Home Road. This and the power lines makes it very challenging and difficult to sell higher end, residential uses on the property. From a bigger standpoint, over the last 10 years, planners have started to realize intense segregation of uses isn't good. It places high demands on infrastructure and people's time. If you read any planning magazines or articles, it's about re-integrating uses. We can talk about what uses are appropriate. This is all fine and we expect to have these types of conversations. You will hear from 50 different people who disagree tonight. This is OK. We are here to get some feedback. The big issue we have is, there are almost 3,200 homes in the general vicinity. If we apply the Institute of Traffic Engineer's standard numbers to these 3,200 homes, we get approximately ten (10) trips per day, per home. These 3,200 homes are making approximately 32,000 trips per day. Right now, almost all of them, if they want goods and services, have to go to Sawmill Road. This places a pretty big burden on Home Road, satellite streets and Sawmill Road. If you accept this premise and current planning thinking that mixing in uses is a good thing to reduce the burden on infrastructure and people's time, then the question is, where else in this area which is not Sawmill Road would you place the services. Our thinking was, because of the traffic light and the recent infrastructure improvements, this site is it. This was our logic and what we have been discussing with Staff all along. We did market studies. We felt the uses we propose are appropriate. We are open to any type of conversations.

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

Mr. Betz thanked everyone in the audience for coming. This is a Sketch Plan. The first step in the process. Our Comprehensive Plan was updated a few years ago. A Comprehensive Plan should be a living document. It will change over time. It needs to be reviewed over time to ensure the Plan stays current with the way development happens, especially in an area where development is happening so quickly, such as southern Delaware County. There is a lot going on in the area of Sawmill Parkway. Utilities have recently become available. This site is a very small site, around 11 acres, as it relates to the impact of the area overall. It may impact the neighbors in the area directly and greatly. The City needs to be careful when looking how this site should be developed. This is why we have several steps a plan needs to go through. This site is not currently in the City. Under State law, a City can plan beyond its boundaries. This site is a difficult site when looking at what can be done. City Council has directed a growth corridor along Sawmill Parkway. You will eventually see growth continuing north to and south from Delaware. Eventually, 20 years from now or more, we will connect. If you have time to read, go to MORPC's website and read their 2050 projections about the future growth of central Ohio area. 1,500 people a month are moving into central Ohio. This is why you are seeing development in every City and Township. It is going to happen

in Powell too. This is a reality.

The site is at the corner of Steitz and Home. There is a lot of residential around. There are designated commercial pockets at the corner of Home and Sawmill Parkway, the southeast quadrant is also commercial and Kroger owns a piece of land which we think they will build on sometime soon. There are very few parcels of land left in the City of Powell to develop on. The northward growth corridor is one our Comprehensive Plan looks at closely. We set forth some policies in our Future Land Use Plan and identified some land uses which might be appropriate for the growth corridor along Sawmill Parkway. This includes employment center areas, commercial areas and mixed housing types. We also set forth a Conservation District to preserve natural areas or create active recreation in open areas in up to 50% of the land area. We want to look at larger tracks of land for Conservation Districts. Conservation Districts are not just in a Residential District. They can be included along major intersections where commercial uses are possible. Some Conservation Districts have been created where active farming was done. When we look at this specific development, there would be some commercial at an active corner, at the edge of a Conservation District. It would be nice to accommodate mixed-use here. We do agree the Steitz and Home property is very difficult for a property owner to layout and manage within a development scheme which is profitable and makes sense for the community. When the single-family subdivision to the north was planned, it didn't provide for a stub road at the north property line. This was handled by Liberty Township and it is unclear as to why a stub road wasn't put in. If a stub road had been put in, it would have been easier to have single-family residences on this site. The power lines would still be an issue. This doesn't mean the area in the northwest portion of this property can't be developed for residential uses with milder commercial in the southeast portion. The current proposal does seem to be too intense of a proposal for the area.

Other policy recommendations as they relate to land use affected by this proposal include using the Land Use Plan as a guide. We need to balance land use, community character, transportation and fiscal sustainability goals. Our Comprehensive Plan recognizes that all of the residential development in this area is going to travel south on Sawmill to do all of their shopping. This creates a bottle jam of traffic. We want to try and keep some of those services north of Home Road. The model in our Comprehensive Plan and Land Use Plan shows a great reduction of traffic south and into Powell. This is why Staff feels some commercial north of Home Road, to service the 3,200 homes, is good. We want to create an interconnected open space system throughout the community. We have 20 miles of bike paths within Powell and more in Liberty Township. We want to connect it all together. We need to make sure this is done on this site also. We need to make sure this development meets aesthetic and community character. We want to preserve the rural character. Rural character being farmsteads, tree lines, fence lines and large setbacks.

Staff recommends the Commission carefully consider all issues related to this proposal and has listed items to consider in the Staff Report. A lot of additional discussion needs to happen as the request moves forward.

Commissioner Cooper asked what the current zoning is. Mr. Betz said the current zoning is Farm Residence District within Liberty Township. This allows for 1 acre lots. As properties come into Powell, we change zoning sometimes. Some properties are annexed with the present zoning. We then plan the property later. It is like a holding pattern for us as we look at things. This doesn't necessarily mean the site should stay zoned Farm Residence.

Chairman Emerick opened this item to public comment. He advised the public there is a three (3) minute time limit. Each resident must come forward, state name and address. He asked residents not to repeat comments which have already been said. Comments are recorded the first time. It will save a lot of time if you don't come up and repeat what someone else has already said.

Jon Petz, 4320 Home Road – opposes

- He showed a slide presentation (Exhibit 1B).
- His property borders to the west.
- Has a wife, 3 daughters.
- Wants to share a couple things about the property because they were misrepresented on what this land is.
- This is our neighborhood, where we play, our backyard.
- The land has been represented as if it isn't suitable or desirable for residential development.
- He also did a market analysis within 43065, within 1.5 miles.
- He showed a slide of patio homes on a property about the same size as the proposed plan's property. The patio homes start at \$309,000.
- He showed the Heathers at Golf Village, being built under power lines. People are building under power lines and people are living in the homes.
- He showed the Village at Scioto Reserve.
- People are jumping at the opportunity to live in our community.

- The person who buys this land, absolutely has the right to develop the property. However, he is raping and pillaging the land for the maximum profitability and maximum impervious square footage which can fit on the property, literally in the middle of our neighborhood.

Tracie Jenkins, 4319 Home Road - opposes

- Her home is south of this development.
- Her property value would go down considerably.
- This is zoned residential, not commercial.
- She moved here because of the farm land and quiet, non-commercial area.
- The Land Use Plan doesn't call for this type of re-zoning of intense, commercial development in past and future plans.
- There are already areas designated to be commercial on Sawmill.
- Spot Zoning is the placing of a small area of land in a different zone from that of a neighboring property. For instance, because it serves a useful purpose to neighborhood residents, a park or a school might be granted this zoning exception and be allowed in a strictly residential area.
- This request is Spot Zoning to the detriment of neighboring property values and traffic congestion.
- She is extremely concerned about the environment; leaking gas tanks, spilled oil, accidental spills of gas from gas pumps, trash and light pollution.
- The traffic will greatly increase to dangerous situations.
- Will the City of Powell seriously benefit from having a gas station in an area which is zoned residential? She doesn't think so.
- She would like to suggest some type of medical facility (dentist, orthodontist), a library, a community park or a cemetery, including a pet cemetery.

An unnamed resident – opposes

Read a written statement from Kevin and Marisa Hilvert who live at 7303 Harvest Point Court. At 6:10 tonight the Hilverts were called away to a family emergency.

- The back of their home looks out into the parcel situated on the northwest corner of Steitz and Home.
- They are concerned about the proposed mixed-use development.
- The proposed use is entirely inconsistent with the Comprehensive Development Plan the City of Powell approved for this area.
- Consistency is critical to the responsible, useful and aesthetic development of the land in the Powell/Liberty Township area.
- Ignoring Powell's own development plans for this area on a case by case basis will only lead to inconsistent development which is not in line with the needs of the community or the farm residential character of the area.
- Any proposed development of this parcel needs to include a substantial amount of green space and follow Conservation District standards. The developer's proposal doesn't do this.
- This proposal will require a massive concrete slab encompassing over 80% of the parcel.
- The Staff Report points out, to accommodate adherence to the Conservation District standards, elimination of the gas station and storage facility concept is necessary.
- This commercial use is better suited for the Sawmill Road corridor which was developed just for this type of use, to keep massive, mixed, commercial use developments along a planned corridor and away from farm and residential areas.
- Gas station and storage facilities are not necessary or appropriate for this parcel.
- We recognize development of this area will occur. The development needs to happen responsibly and in accordance with well-thought out and approved plans; not as hodge-podge, case by case determinations.
- The City of Powell needs to adhere to their own plans for this area in order to preserve the farming and residential character of the area and provide for the responsible development which is appropriate for the local community.

Paolo Rosi, 4330 Home Road - opposes

- His property is to the west, within 250 feet of the proposed development.
- He provided a copy (Exhibit 1C) of his comments.
- The developer has failed to communicate with Liberty Township and nearby communities. One meeting with residents doesn't constitute any sense of community or communication. Liberty Township didn't even know about the last meeting which was postponed.

Dave Summers, 7254 Harvest Point Court - opposes

- They have been residents of Powell since 2005. They built their first house in Scioto Reserve. Due to redistricting, they sold the house to get into the Olentangy School district. They picked Harvest Point. They asked if the surrounding land was going to be residential or commercial. They were told the property wouldn't be

commercial.

- We are planning our dream home and found out a month ago this is going on.
- He doesn't support commercial development on this site.
- He is concerned for the values of his and his neighbor's homes. Property devaluation is a big issue.
- There are no trees to block the view. He will have an issue called visual opalescence. He will be able to see light pollution and everything else mentioned earlier.
- He grew up in Muirfield. He can't think of a single gas station in Muirfield. You had to go to Bridge Street to get gas. He is fine with that. He lived this way his whole life. He knows where to get gas, where to get food, where to store his stuff in Powell. He doesn't have any need for this kind of project in his backyard.
- Residents are doing just fine.

Ameva Tamhaney, 7180 Pleasant Grove Drive – opposes

- There was a lot of talk about 3,200 homes. Are people going to go to Sawmill Road to do one chore on Sawmill Road every day and go home? No. People are going to Sawmill Road to use it as a transit avenue to go to SR 23, I-270 or to go to work. Going to Sawmill Road is a part of daily life. Traffic isn't going to be added to an already busy, commercial corridor.
- People in Scioto Reserve are more opposed to this proposal than being in favor.
- We don't need a gas station close. I ran out of gas in my lawn mower the other day. I went to the Marathon station.
- The walking paths were mentioned. I don't see people taking a stroll on Home Road. It is a risky road.
- A day care, an office, a coffee shop are other uses which could go on this property. These would be more in tune than a gas station or storage spaces.

Patricia Kubat, 3726 Perennial Lane - opposes

- She lives in a patio home in The Orchards off of Sawmill Parkway. She has lived here 4-1/2 years.
- Her late husband and she chose to live here because Powell was a farm community like they had lived in in Medina.
- The City of Powell and surrounding townships started out with a blank slate. All virgin farm land. Why would the City would want to plop something commercial in the middle of a residential area?
- In 2015, the community decided how this land would be developed and it wasn't for commercial property. Is this called bait and switch?
- People who live in the area, the biggest investment in their lives is their homes. These people are young and just starting out. She doesn't want to see their investment go down the tubes because of someone wanting to put commercial property in.
- You people have been voted in and you do what the community says. Not what some developer wants done.

Hatel Kholia, 7180 Pleasant Grove Drive – opposes

- She has safety and privacy concerns. Gas stations have huge fuel reserves sitting underneath high tension wires. She can't go to bed with this thought in her mind every night.
- The proposed storage units will have 24 hour lights. This will interfere with privacy. We currently enjoy low levels of lights. We moved to this quiet area due to the low lights. They used to live off of Sawmill Road in Dublin and the noise and lights were pollution and why they moved. You rarely see street lights in Powell so why should our neighborhood have to live with this.
- Economic assumptions in the proposal seems to portray there is a decent opportunity for possible sales at the gas station leading to possible tax revenue for the City. Does the proposal count on the people in the neighborhood going to the station to buy gas? There is already an established commercial corridor on Sawmill Parkway with a gas station and convenience store. This is about a mile away. There is cheaper gas just a little further away at Costco. What is going to be so special about this location which will make people in the neighborhood go to this station? This new location may cannibalize sales from the station on Sawmill with the net affect not being that much incremental sales tax for the City.
- She is also concerned about this being detrimental to the property value of her home.
- The same thing with the deceptive character. No matter what façade you add to hide the gas station or storage area, it still is a gas station. Pictures were shown of the gas station on SR 23. SR 23 is a major corridor. Even if it is hid with trees, it is a gas station at the end of the day.

Joe Doodan, 7514 Steitz Road - opposes

- He lives at the corner of Home and Steitz in the old 1866 grey farm house. He has lived in Liberty Township over 30 years. This doesn't make his opinion worth more than anyone else's.
- People come to this area because of the rural nature. It is why he came here.
- The schools are wonderful. This keeps bringing folks here.
- After they are here a while, they realize how nice everyone is and it's why they want to stay. When he sees

someone being mean while they are driving he tells his kids they aren't from around here.

- He doesn't think this development is needed.
- The residents of this area shouldn't be penalized because there can't be a financially profitable return on this piece of property.

Stacey Petz, 4320 Home Road – opposes

- Her property is adjacent to this project.
- Where people will turn out of the gas station and straighten their cars is exactly where her kids get on and off the bus.
- The developer's plan claims it would be more convenient for and would support growth north of Home Road. People north of Hyatts aren't going to drive out of their way to Steitz just to go to a gas station when it is quicker to use the new and improved Sawmill Parkway corridor. It would only be convenient for those residents who will be negatively affected by this development; Harvest Point, Golf Village, Scioto Glen, Scioto Reserve and Home Road residents. The very people who are here in opposition tonight.
- The majority of the homes bordering or diagonal from this property are valued \$450,000 through \$700,000. There are people who still have no idea of this addition in their dream home back yard.
- Why would we support something which devalues our homes and our neighborhood?
- Let's consider traffic patterns which are dictated by school routines. Most of the new housing developments are in Buckeye Valley district, which means they are leaving their homes and going north and east. Or, they will feed into Olentangy Berlin to the east. They won't utilize the Home and Steitz intersection. It won't be convenient. Elementary and middle schools are already located on Sawmill Parkway north of Hyatts. People aren't going to access them from Steitz and go back up through 3 school zones to get to Liberty Tree for example.
- People move here because of our fantastic Olentangy school district. They want to keep their kids in the same exact schools. The need for residential is still very strong and important. There are a lot of parents who are divorcees. We just got redistricted and people are upset because they have to cross SR 23 to go to school. To say there is no need for residential is debatable.
- There are already storage units 1.3 miles away on Woodcutter. There are also storage units going up in Wolfe Commerce Park and in other appropriately designated commercial areas. Having the storage units there doesn't make a lot of sense.
- Please be responsible and careful with what you approve and abide by the Comprehensive Land Use Plan you spent thousands of tax payer dollars on and on which multiple groups of people invested their time and efforts to create for the good of Powell. Let's keep Powell growing responsibly and sensibly.

Joette Funderburg, 7800 Glenmore Drive – opposes

- She lives within Scioto Reserve. Everyone has hit upon everything she was going to say.
- She is all for convenience but there is a place and a time for convenience. A convenience store in her neighborhood is not what she moved to this area for. Going just a small distance more isn't inconvenient. We have automobiles and we don't walk everywhere like a downtown area.
- She is all for progress but progress doesn't mean doing away with and ignoring what the planned community is and what community wants based on the residents in the community.
- Ms. Funderburg submitted a copy of her comments (Exhibit 1D)

Vince Contini, 2474 Friesian Lane - opposes

- He lives a couple blocks away from Home Road and Steitz.
- There is an elementary school about ½ mile down the road on Home Road, a high school and a middle school. In the mornings, it is go time for traffic. There are a lot of young drivers and buses. His kids ride the bus. The bus goes right through this intersection. It is a very tricky morning drive. If you add turning lanes and additional lanes, you have more people pulling in and out, you are multiplying the danger. He sees this intersection becoming like Karl and Morse Roads, one of the most dangerous intersections in Columbus.

Helen Conway, 2449 Friesian Lane - opposes

- They moved to Powell over 30 years ago. They lived on Clark Shaw Road. She learned to drive to Delaware. She was so excited when the Kroger in Delaware was built. Or, they go down Riverside Drive or Sawmill Parkway. Having a gas station so close is ridiculous. If you look at different suburbs like at Smokey Row and Hard Road, the UDF, you have kids just hanging out. I don't think these people who have spent a lot of money on their houses and are raising their kids want to have a gas station here. The young kids are going to frequent it the most. They will ride their bikes up. I am totally opposed to having this.

Roy Hook, 6611 Steitz Road – opposes

- He has lived here for 40 years. He doesn't want to duplicate all of the great points made so far.

- There is some evidence we have a piece of property someone has invested in. Now they are trying to squeeze something out of it at the expense of the rest of the neighborhood to make a profit for themselves. This isn't what folks are interested in.
- This isn't well planned out at all. It has been demonstrated that the right turn exit only intersection down the road at the school is totally ignored. They don't work. He has observed more people turning left than turning right. It's not the kids. It's the adults. To plan a development like this with the main entrance as a right turn only off of Home Road is absolutely ridiculous. We have proven it won't work. You won't enforce it. To put this in the plan is really stupid. Whatever development plan ends up going in, make sure you think through these types of things. Don't keep making the same mistakes over and over again.

Les Wibberley, 5005 Bayhill Drive - opposes

- He lives a little bit to the south of this project. He agrees with a lot of the previous comments.
- He is concerned about the overall traffic impact. Even though no one wants a gas station here, if one goes in, people will be driving to it. Steitz Road to the south of this intersection is a narrow, country road. It has needed to be improved for a long time. There is a bunch of high density housing being added south of Home Road on Steitz. This will already exacerbate the traffic situation on Steitz Road and the intersection with Rutherford. The increased traffic a gas station will create on Steitz Road, which is under-engineered at this point, is going to be a problem.
- For many decades, the intersection of Steitz and Home Roads has been used by bicyclists heading north and west out across the Scioto to Ostrander and other places. Putting a gas station in would severely increase the dangerous aspect of riding on the road. Realistically we need bike paths along Home Road and along Steitz Road but they are going to be slow coming. They are expensive to put in. But people continue to ride bikes in this area.

Bonnie Goodson, 7956 Steitz Road - opposes

- She is so proud of everyone doing their homework and being well-spoken about their concerns. She hasn't disagreed with anything everyone has said.
- She would like to offer a challenge to the Commission. For the last decade plus, she has served on various Liberty Township commissions. It's not been easy to serve in these positions. You have an opportunity now. She has lived here for close to 50 years. When she thinks of Powell, she thinks of the little four corners and the earlier developments. Those of us who live out further say we live in Powell, our post office is in Powell, but really we are from the country. It is this feeling we like to try and maintain as we lose the farm land.
- The Comprehensive Plan wasn't heavily introduced to all the people around the Powell area, in Liberty Township. It was made for the City of Powell, the little village. Now you are coming out wanting to annex land in. She understands the principal and the law behind this. There are these little pockets. It is really important to be responsible for what goes in these little pockets, that won't affect our safety, our density any more than it has to because of growth. For us to blend as a community and not just be the City of Powell and Liberty Township, you have a responsibility to really think these things through. I challenge you to do this to help us to blend more. Hold the line on density. You will hear another request for 34 buildings to go on 4 acres, next to the middle school. Responsible growth.

Andy Yarger, 2477 Isabella Blue Drive - opposes

- About 3 years ago, he moved his family from southern Delaware, 3 acres out in the country, surrounded by farm land, to Powell due to the schools and the community with a country feel. It was perfect. Now it is changing.
- Even though there is a stop light at the corner, people always run the red light. People always speed through the school zone. He was passed by a dump truck in the school zone. Why would we want to bring more people in?
- We need to really contemplate the decisions which are going to be made and really think about what residents are asking for. Most of the residents are opposed.

Joanie Torok, 4425 Hunter Lake Drive - opposes

- She lives in Scioto Reserve.
- When they first moved in she thought they were miles away from everywhere. She now appreciates this fact and she enjoys it.
- She agrees with everything said.
- Steitz Road being a main artery is not a valid point. South Steitz is a very narrow, farm road. It is a little treacherous. People do take Steitz to avoid school zones. She does too. She would never chose north Steitz Road as a short cut to a gas station from Hyatts due to the s-curve. Her kid likes this road but she wouldn't take it.
- A comment was made that this site could serve the community, the kids could walk here for an ice cream

cone. There are no sidewalks. The only person she sees walking is the walking man. He wears a bright orange vest so he doesn't get hit.

Tom Sherrin, 4686 Glen Lakes Drive - opposes

- He lives in Scioto Reserve. He supports everyone's comments.
- This plan doesn't fit with the existing area. If you drive Home Road starting on SR 23, 95% is rural residential. Let's keep it that way.
- There is no need for this development. If you want gas you can drive 8/10ths of a mile to the Marathon. Further down Sawmill Parkway are restaurants. You don't need that.
- His major concern is safety with children. Kids trying to ride their bikes along Home Road will create a disaster. We will have a lot of accidents and injuries.
- I hope the Board takes this into consideration.

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 has heard everyone loud and clear. He personally doesn't believe he could support this project at this site. There are other opportunities to the north which would fit much better. He agrees with the residents here today. I promise I will not vote to change the zoning on this project.

Chairman Emerick reminded everyone the Commission will not be voting tonight. This is simply designed for the applicant to present their plan and to get feedback from residents and the Commission. This is the purpose of tonight's meeting.

Commissioner Jester said he heard residents say this application isn't needed. It is a nuisance. He hates to use this word but this is what he is hearing. The other side of this is there is a developer who thinks he is bringing a convenience to you. A convenience you think is already taken care of. This is important. We all need to understand this. Everyone, including the Commission, is concerned about the end use of the land. He doesn't know where this will end up but he is at the point tonight, from what he has heard and seen, he has read over all of the material and been to the site, he doesn't support this application as it has been presented tonight. A gas station isn't right. A convenience store isn't right.

Commissioner Boysko said he appreciates everyone coming out and spending their time here. Your opinions are important to the Commission. We do take them into consideration quite a bit. He has heard the opposition loud and clear. He hears traffic and use. He has heard loud and clear no storage units, no gas stations. He has also heard concerns about safety. One of the reasons he became a member of this Commission was because he felt he could help facilitate and be a part of smart development, responsible development, development we could all feel proud of, development which works for the community and the City and has a greater benefit for everybody. We aren't here to vote but he wants to give feedback to the applicant so they have better direction to move forward. In regards to responsible and appropriate development, there are things which can be done to help solve problems. We have seen issues with traffic, light pollution, storm water and flooding on other developments. New developments can help solve these types of problems. This development could be a catalyst to help minimize the safety concerns at this intersection. Additional turn lanes could help minimize some of the safety concerns. Additional bike paths and pathways could be added to help the site integrate with the community and get people off the streets and onto bike paths. There are definitely challenges with this site. The applicant made their first stab at what they thought is appropriate for this site. A lot of market research was done. We heard loud and clear the residents are opposed to a gas station and storage units. We need more feedback on appropriate neighborhood uses. Maybe we can agree there is an opportunity to develop this site as a neighborhood use. The applicant could help us by better explaining the market research on what types of uses are appropriate for neighborhood uses; uses which will bring people from the neighborhood to this site and not regional. I would like to see the difference between larger, regional uses and more neighborhood uses. Regional uses are those you would see along Sawmill Parkway like a 1,000 SF Target or a Kroger. The market area for those types of stores is much larger. You will get a larger market area of people coming to this area. A smaller, neighborhood development is what the applicant is trying to do. What types of uses are appropriate? I live around the corner. I'm probably not going to drive to this gas station. Someone mentioned a day care, medical office, a coffee shop. These are neighborhood uses which would pull people from the neighborhood. Traffic on Sawmill is going to get worse through the years. I am thinking uses which have low traffic impact. I don't know how a gas station compares to an office use, retail or a day care. I am familiar with storage buildings. I know they are great in terms of minimizing traffic. They are a great neighbor in the sense you don't have to worry about noise pollution and very little light pollution. I'm not advocating storage. I just want to find the right use which is appropriate for this neighborhood.

Mr. Wicks said he appreciates the thoughts. Obviously we are dealing with a very sophisticated group here. He has heard a lot of concerns which are worthy of consideration. When we talk about neighborhood convenience, it doesn't mean it is necessarily a convenience store as associated with a gas station. We are talking about a barber shop, an ice cream place, a coffee shop, a dentist, a medical office. These are all convenience type uses which the residents on the map would most likely use. We truly consider our plan to be an asset to the community. We looked at the map and thought this is something which is really needed. We did a market research study to find out and the study does show this. The study doesn't take into account the emotions of the people who live around it. He gets this. It is clearly a hot button. We aren't here to shove something down people's throats. We really aren't. We are interested in getting feedback. It's why we are here tonight. We have heard a lot of valid concerns. He has also had a lot of support. These folks usually don't show up at public hearings but he has received private, instant messages on Facebook which say "Good job! Let's get this going. We want to see some other options for gas here." We aren't receiving opposition only. Commissioner Boysko's points about storage is what we mimic. It really is a good neighbor, it just seems to be very much opposed by these folks. Most neighborhoods feel the same. We are very interested in coming up with a plan which the residents in this room and those not present will be proud of and would frequent. If our current proposal doesn't meet this, it doesn't sound like it does based on today's audience, we are looking for feedback and looking for ideas you think are a better solution for us. Residential seems to be a common theme. We are willing to look at this with support from the Commission.

Commissioner Boysko said he appreciates this response. When you come back, if you come back, whatever you do propose, think about the uses which minimize traffic and have the data available to show us. Higher density retail is going to generate a lot of traffic. Single-family residence is going to generate a lot of traffic compared to a lot of other types of uses. Be prepared to talk about the uses relative to the traffic impact it will have. Even multi-family, what kind of traffic will this generate? People think this is what is needed, single-family and multi-family residence, but this generates a lot of traffic. Mr. Wicks said it does but there are types of housing which doesn't necessarily contribute to peak traffic times. We could look at this demographic. Commissioner Boysko said he also believes the architecture could go a long way. I am sensitive to the aesthetic, the rural architecture in this area. The gas station on SR 23 is a good example of a commercial, high intensity use which doesn't look like a typical gas station. It is a good example of a design of a development which could help better integrate with the community. It doesn't look like another GetGo. This gas station is proposed with the pumps on the back side. You wouldn't even see the pumps. He isn't a big advocate of the gas station but the point is you can design the architecture and the massing so it is sympathetic to the rest of the neighborhood. Sympathetic to the \$400,000 and \$500,000 homes in its back yard. You can do a lot with landscaping and setbacks to help provide a better buffer and a better separation. There is a lot which can be done. He is excited about something like this to help with responsible development. We don't want another cookie cutter project and just slam something down everyone's throat, throw out a lot of noise and light pollution. This parcel is going to be developed at some point. It is our responsibility to make sure it is done appropriately and responsibly.

Commissioner Hartranft thanked everyone for coming tonight. We usually don't have as many in attendance. He also wants to thank the applicant. You have gotten plenty of feedback tonight. If you need additional help as far as looking at a residential use for the property, feel free to talk to us about it. We are good at figuring things out and making it work. There really isn't anything else I can add new to the conversation. Everyone has stated this use is probably not the best use for the land at this time. We are willing to talk about other options and work with you in the future.

Shaun Simpson echoed everyone else's points. He appreciates all of the respectful and educated comments. We hear a lot about not needing another gas station, we don't need another one of these, and we don't need something like this. Part of our job is to look 10 or 20 years down the road. We may not need a gas station today, and I'm not necessarily talking about this site, but as commercial and industrial goes in down the road, we are going to need more than 6 or 8 pumps down the street. Even though it may not be the best for this site, development just like this is going to be needed to keep us going in the future, to keep traffic away from Sawmill and Powell Road. A lot of the reason we have traffic issues is because we don't have these little off-shoot commercial sites people can go to. He does worry about the traffic a service station would bring to the area, the safety, the light which would be created. He likes how the Comprehensive Plans talks about making our community more walkable and bike friendly. He would like to see more things which appeal to the community, uses which service the community. As a Sketch Plan, this is the most research he has seen done and he appreciates the effort. He looks forward to working with Mr. Wicks in the future. He doesn't believe a service station is the way to go.

Chairman Emerick said the Commission has ten (10) additional e-mails in front of them. Nine (9) of them are negative towards the proposal. The tenth is half and half. The e-mails will be a part of the record. The applicant has received quite a bit of feedback and the challenge is to come up with a good land use plan. In regards to

the site layout, you handled the easements quite nicely. The storage units and gas station aren't very popular among the people. Mr. Wicks said he heard this. Chairman Emerick said this lot has always been challenging. We looked at a proposal a while back where they didn't handle the easements as well and this created problems. You have your work cut out for you. He thanked the applicant and all of the residents for sharing their views in a respectful way.

A document was placed on the Planning & Zoning Clerk's table (Exhibit 1E) to be put on record.

Mr. Betz advised Chairman Emerick there are people in the audience who might not realize there are two items on the Agenda which have been tabled. Chairman Emerick advised the audience the Sketch Plan Review for Memmer Homes has been tabled per the applicant's request. The Administrative Review for Signcom Inc. has been tabled per the applicant's request. Mr. Betz said both applicants had problems getting a representative here for the meeting.

PLAT REVIEW

Applicant: Verona LLC
Location: 4594 Powell Road
Zoning: (PR) Planned Residential District
Request: To review and approve a subdivision plat for Verona Phase 3.

Kevin Kershner, Stantec Consulting Services Inc., said he is representing Verona LLC. They received Staff's comments and they don't feel a need to discuss any. They agree with all Staff comments. We have a little bit of work to do to clean up some miscellaneous comments and small items before we start the signature process.

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

Verona Phase 3 includes the extension of Wilbrook Drive up to Seldom Seen Road and creation of the lots on both sides of the road for the extension. There are several things still on their checklist for finishing in Phase 2. This includes open space areas where they need to re-establish some seed and get the sod growing better. They are ready to proceed with the construction of Phase 3. It does require a Plat approval. The Plat establishes the lots and streets and allows them to start selling the lots once Plats are recorded. There are typographical errors in regards to the language which needs cleaned up. Mr. Kershner is aware of these. The engineering for this section is pretty much complete. The City Engineer has reviewed and is ready to sign the plan. Staff recommends approval with the conditions listed in the Staff Report. The biggest issue to this subdivision was the left turn lane being provided. There are several lots outside of Powell where a right-of-way is needed and this hasn't occurred. This shouldn't hold up the Plat. This is a side issue.

Chairman Emerick opened this item to public comment.

Gary Morsches, 9324 Wilbrook Drive, said he lives in Phase 1 of Verona. They bought a Parade of Homes home. All of this stuff is going on behind them. His biggest complaint, concern or question is when and what the feedback is. We know nothing. We live there. We bought. It's a nice neighborhood. We are OK with the building but he wants to understand when they are going to do it and why are they putting in this road when there is just a field back there. Are we going to have a highway back there with no housing? We just want to know what is going on. There are a few items which need to be taken care of; the common area and lighting. Will this stuff be taken care of? Who do we contact to get this stuff taken care of? How do we keep our streets clean? We don't know how to do this or who to talk to.

Mr. Betz said you are very welcome to come talk to him and the City Engineer any time. We can set up a meeting. We do know of items on their checklist from the first phase which need to be finished. The developer is aware of these and is working on getting them completed. This request not just builds the roads but establishes the lots. They will be selling and building on these lots. Commissioner Boysko asked if it is the responsibility of the developer to communicate this to the residents. Mr. Betz said it is the developer's responsibility to communicate but we are happy to get together with anybody if there are specific items they want looked at and addressed by the developer. We still have authority over the first section. There are certain things we require which are part of public improvements. There are some things the developer has to deal with in regards to sewer trenching which has settled and is creating problems. They have agreed to fix these.

Ben Biada, 9340 Wilbrook Drive, said it seems like the developer has completely walked off and we haven't heard anything about what is going to be developed there. Commissioner Boysko said the developer is sitting right there. Isn't he? Mr. Biada said he is the engineer with Stantec. To echo Mr. Morsches' points, the common area needs

to be refilled in with grass, re-seeded. There is construction debris all over it; metal items, rocks. It is unsafe to play in. The retention ponds are filled with construction debris and growth. It looks like the neighborhood is run down already. It is sad because the neighborhood is 1-1/2 years old. There is no lighting throughout the neighborhood. Especially in the winter when it gets dark earlier, you come around the curve and no matter how slow you drive and how careful you are, if there are people walking there, it is very unsafe. People can't walk on sidewalks because there aren't any yet. Putting some sort of street lights, at least at some of the intersections, would help. As more houses fill in, light will be added which is good but when you move from the patio home part to the houses section adding some light would be a big improvement. It is really dark. There are at least a dozen empty lots in Phase 1 still. Why build the road now when you have a lot of lots which need to be sold. It just seems you are putting a thoroughfare in which isn't going to be built on for a year or more. They are building 4 to 7 homes a year. Why build this road now. The road could wait a year or two. We don't necessarily want the traffic. The road will come through my back yard. He would rather see the field left there for now.

David Straub, 9351 Wilbrook Drive, said their property backs up to the green space. The space isn't taken care of, maintained or safe. We lived in Wedgewood. They built their dream home here. They have 3 young children. We won't let them go out in the back area. There was a shard of metal he painted with yellow spray paint. They cut it off but it is still there and can still impale someone. The lighting is an issue as well. We knew the road was going to cut through but he echoes Mr. Biada's comments. Why build the road until the lots are sold and it is developed? There is a lot of trash. He has a fence because he has a swimming pool in his back yard. They will literally have trash blown up against their fence. It is disturbing for the amount of money they paid. They paid a premium for their lot so we could have a green space. The green space is not green. He thinks Vince Romanelli can handle the issues. He has talked to Vince Romanelli before. There is no leadership or organization of the green space. We have people encroaching. We have a neighbor who has put an invisible fence out into the green space. We have a neighbor who has planted trees in the green space. People are doing whatever they want to do and there is no oversight or control. If an association is needed to take care of this, he is more than happy to pay association dues.

Lynn Rodeffer, 4080 Seldom Seen Road, said he lives across from the proposed entrance at Seldom Seen Road. Last November we were solicited by the developer to buy some of our property to expand the right-of-way to put in the turn lane. I voiced my safety concerns to him and his representative. I will continue to oppose any further development for a third turn lane. Every left turn we would take out of our property or into our property would be cutting across two lanes of traffic coming into our direction. It would basically be a life insurance policy paid for by accepting the monetary amount for the easement. He has been in a head-on collision before and he doesn't want to be in one again. He enjoys the road as it is. He knows development is coming. He asked Romanelli & Hughes how many lots they would have to reduce in this area to reduce the amount of traffic coming in and out of this intersection so a turn lane wouldn't be needed. This information was never provided. They may not have to develop one lot to not have to put in the turn lane. Have a bigger green space there.

Karen Rodeffer, 4080 Seldom Seen Road, said they definitely don't want the street right across from them. They have a 14 year old who will be driving soon and they are very concerned for her safety and theirs. They have been in a head-on collision. People are selfish. A lot of people text and drive, fly down the road already. She doesn't want another entrance here. She doesn't believe they need the entrance. She hasn't seen the traffic pattern report. If an entrance is needed, why can't they put it at the end? It doesn't need to be right across from their property. She feels bad for the people living in Verona. They paid big money for premium lots. She knows all about it. Their HOA isn't stepping up. Does she, as a neighbor of Verona want their mess to come into her yard which she paid a lot of money for? She bought an acre and she likes that it is quiet. What are they going to do with the 10 one acre lots? Mr. Betz said the lots aren't a part of this subdivision. They were already there. The lots are within Liberty Township. Ms. Rodeffer asked if there are already houses there. Mr. Betz said no. Some lots are vacant. Some have houses. Mr. Biada said something from the audience (inaudible). Mr. Betz said not every one of them.

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 asked Mr. Betz if this has been approved. Mr. Betz said the development plan was approved in Liberty Township. When the land was annexed into the City of Powell, we agreed with both the developer and others the City would follow the development plan requirements. This included all of the open spaces, all of the pathway connections and the roadway network. This Plat plan meets the requirements. You always want to have a least 2 ways in and out of a subdivision. I would want more with this many lots but when this was developed all the subdivisions to the east and west weren't connected to Shamrock Golf at the time. The only way to have 2 ways in and out is an entrance at Powell Road and one at Seldom Seen. This helps distribute traffic and provides extra access for service vehicles, school buses and emergency vehicles.

Mr. Betz said he has an additional recommendation for a condition due to the maintenance issues. He gave Chairman Emerick the condition.

Commissioner Hartranft asked Mr. Betz to explain the right-of-way on Seldom Seen. What will the resolution be if they can't come to an agreement and submit this to the County Engineer? Mr. Betz said the County anticipates having to do improvements to Seldom Seen Road, west of Sawmill Parkway on west. They don't know what this entails right now. They haven't studied it enough. The County Engineer will determine if a turn lane is needed. If the developer is at a standstill on buying right-of-ways and the County Engineer doesn't want to take the right-of-ways, the City isn't going to want to take the right-of-ways for the turn lane. The properties aren't in the City. Maybe Mr. Kershner can explain the need for the turn lane. Mr. Kershner said there are a lot of things which we look at with a traffic study. The most important item is the 2 ways of ingress/egress, mainly for the service and emergency vehicles. There are no street stubs to the east and west. When we originally zoned the property, discussion was held about having an entrance on Seldom Seen and Powell Road. The need for the turn lane is determined by doing a series of calculations on the volume of traffic on Seldom Seen Road. They look at delays to see if a dedicated lane for turning in and out of the development is warranted. The County Engineer is involved. He wasn't prepared to speak about this in detail. This is a general over view. Is the turn lane required right now at day one? No. The connection is. Is the turn lane required after 10, 20, 30 houses are built? He doesn't have that answer in front of him. The left turn lane will be deemed warranted sometime before the development is built out. Commissioner Simpson asked if the turn lane was going north from Sawmill Road. Mr. Kershner said no, the left turn lane would be west bound on Seldom Seen, turning south. Mr. Betz said there would also be a taper. To complete the left turn correctly you need to place it somewhat in the middle. You could move it to the south side but then there is a shift in the road which is bad engineering. Commissioner Hartranft said there are bigger subdivisions which don't have turn lanes. Mr. Betz said correct. Commissioner Hartranft said the turn lane may not be needed. Mr. Betz said correct, it may not. The County Engineer will decide when they make other improvements to Seldom Seen. Commissioner Hartranft asked if Romanelli & Hughes was the developer. Mr. Betz said yes. Commissioner Hartranft said he hasn't seen the additional condition Mr. Betz wrote but he would be willing to help these people out by putting a condition in the approval. Mr. Betz said the condition recommends the open space issues and other issues be resolved to the satisfaction of the City before he signs the Plat. He would consult with the residents to make sure things had been taken care of.

Ms. Rodeffer said the developer came to them and offered us a very small amount of money for the land. The amount offered wasn't adequate. If the turn lane is needed and is just going to be approved, don't you think it would have been appropriate for Romanelli & Hughes to talk to the land owners? She is speaking for herself and her neighbors. None of us want this. They should have come to us and worked it out with us instead of us coming in and it's just approved. She is afraid of eminent domain or someone is going to offer her a penance for the land she paid a lot of money for. She bought a true acre. They will be de-valuing her property if they can just come and take our land. It won't be a true acre anymore. We have no control. Would you want this to happen to you? Commissioner Hartranft said you are questioning the turn lane but do you know this road is going to be there no matter what? Ms. Rodeffer said she doesn't know that. Commissioner Hartranft said yes, the road was already approved in the Preliminary Development Plan. Ms. Rodeffer asked how this is going to happen. Commissioner Hartranft said he means the entrance, not the turn lane. Ms. Rodeffer said they came to us and wanted to widen the road and wanted to buy some of our land and said we are going to pay you this amount of money. We told them we aren't interested. Commissioner Hartranft said to be clear, the turn lane is up in the air. They haven't decided on how to move forward since they didn't get an agreement from neighbors on purchasing. The entrance to the community and the road being built has already been settled. This will happen. Mr. Betz said he specifically spoke with 2 of the 5 land owners and they explicitly said they will not sell no matter what kind of money is offered. When this happens it is beyond the developer's ability to buy the land. Then, you get into the need for public improvement of a road and the authority given to a City or a County, under Ohio law, for eminent domain to take the property for improvements. This is probably where this is going to have to end up, if the property owners won't sell. Commissioner Hartranft said he just wanted property owners to understand what has been decided upon and what is still up in the air.

Diane Lorenzo, 4150 Seldom Seen Road, asked if you are basically saying it is what it is. Mr. Betz said no. He is saying Advocet Drive is planned to come into Seldom Seen Road. Ms. Lorenzo asked why the land can't be taken away from the Verona side. Mr. Betz said you would then have a curve to the road back and forth which isn't a good engineering decision. Ms. Lorenzo said back in 2013 you knew about this. We knew the street was going to come out. It is 2018 now. We were never told about a turn lane. Chairman Emerick said it is going to come down to the County Engineer and the land owners. It is nothing Planning & Zoning will be involved in.

Commissioner Hartranft said a lot of people have asked about a timeframe on the completion of this project. He understands it is dependent on the sale of homes. What is the projected timeframe of road being built and being connected to Seldom Seen? Mr. Kershner said if we receive approval tonight, we hope to start with underground utilities and the streets by the middle/end of July. Hope to have streets paved this fall. Home construction to hopefully start at end of year, early next year. In general, you need to have road down before Thanksgiving.

Commissioner Boysko said considering everything which has been discussed, he doesn't think he is in favor of approving the Plat at this time, even with the conditions suggested. It seems there is a lot of issues which Vince Romanelli needs to resolve.

Commissioner Jester asked if the problem of cleaning up will be taken care of. Mr. Betz said they have already notified the developer and they have started some work but not to the point where the City is satisfied with the green spaces. There is a lot of clean up to do yet. There were numerous comments made from the audience (inaudible). Commissioner Jester said as long as communications have started. Mr. Betz said City Inspectors have been out. They know where all of the problems are.

Commissioner Cooper said he had no further comments. Additional comments were made in the audience with Mr. Betz (inaudible).

Chairman Emerick asked for a motion.

MOTION: Commissioner Cooper moved to approve the Plat Review for the Verona subdivision Phase 3, located at 4594 Powell Road, as represented by Verona LLC, subject to the following condition(s):

1. That the Director of Development shall not sign the Plat for Verona Phase 3 until open space maintenance items, construction debris, maintenance and other items are completed to the satisfaction of the City; and
2. That the City Engineer shall approve all easements and other engineering related items; and
3. That all Staff items shall be addressed in a revised Plat before signing; and
4. That the developer and County Engineer shall determine an appropriate solution for a turn lane on Seldom Seen Road.

Commissioner Simpson seconded the motion.

VOTE: Y 5 N 1 (Boysko) (Little absent)

FINAL DEVELOPMENT PLAN

Applicant: Dave Pontia, Elite Real Estate Holdings, LLC – Mews at Zion
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 he is here to present the final presentation for the fee simple units at the Mews at Zion. We have been working on this for 2 years now. He wants to compliment Staff, Rocky and Dave, who have always been available. This is his 5th time here. He has always tried to incorporate all comments which are feasible. Mr. Dotson is here representing another condo association. We have had a lot of good feedback from him. The ownership group has been very patient and understanding and open to working with everyone. The goal was to get to something the Village is proud to have. The ownership wanted the same thing but there needed to be some level of profit. No one wants to lose money. We have taken all of this and arrived here tonight. There will be 4 fee simple units. Each building has 2 units in it. They average 2,000 and 2,400 SF each. Each unit has an attached garage. The units are focused on retirees and empty nesters. Each unit has a first floor master with additional bedrooms on the second floor. There was concern about the 2-stories. They did a study to compare our rooflines with those in the area. They found 60% their unit rooflines to be at the same height or lower than surrounding rooflines. It is only the peak areas which are slightly higher. They have put a lot of effort into the landscaping and the farm style to break down the elevations. The overall density fits into the Powell standards. There will be hedge screening at each driveway to help screen headlights. They added in an additional walkway which Commissioner Boysko recommended. They decided not to put the center walkway in because there is a sight swale and a catch basin there. It becomes very difficult to make a sidewalk work in this area. They used the downtown guidelines for a lot of the features. The deed restrictions will cover the patios to control materials. Mr. Pontia had sample materials to show the Commission.

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

Each of the units will be fee simple ownership. They will have a common property line along a common wall and a Plat will need to be submitted at a later date which will need to be reviewed and approved. This will happen

after the homes are built. This is a little different than what we are used to but it works out very well. Will there be common maintenance of the land area? Mr. Pontia said each owner will be responsible. 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 the applicant has done a great job listening to everything said over the last reviews. This is a nice, solid project.

Commissioner Jester said he has followed this property for a long time. You have done a great job as this has moved along.

Commissioner Boysko agreed. This is another great job by Mr. Pontia. This will be a great improvement to the area. Is Mr. Margello going to put in a left turn lane into his property? Mr. Betz said no.

Commissioner Hartranft said he liked the project. He thanked the applicant for coming back before the Commission. Great job. Does the fee simple maintenance include around the entrances and the bike path? Mr. Betz said each individual unit owner will handle.

Murthy Puchha said he is one of the partners. He thanked Mr. Betz for all of the feedback and patience. We appreciate all of the input. We sincerely tried to incorporate everything they could. We steered towards doing everything right. If it took 1% off profits they still said yes, let's do what is right. We are already talking in regards to deed restrictions. All of the common areas will be maintained by the association. This will be easier on the owners and makes sure the appearance is appealing.

Commissioner Simpson said this is the community he lives in. His main concern when he heard this went to fee simple was continuity between the units from a landscaping standpoint. As long as there is some sort of way to not have units which aren't taken care of. He would just ask that someone makes sure this property looks good. Sawmill Road is travelled more and more. He wants this area to look good. Will the entrance be offset from Mr. Margello's property? Mr. Betz said it is directly across. Commissioner Simpson said being offset would be a problem. How wide is Zion Drive? Is there an outlet for extra parking? Is Zion Drive no parking? An unidentified man in the audience said Zion Drive isn't wide enough for additional parking. Mr. Pontia said they made sure each driveway is deep enough to handle 2 cars parking. Commissioner Simpson said he drives Zion Drive every day and he was concerned about people parking along Zion Drive. It would be a tad concerning. Mr. Betz said people could park there but there is no opening in the fence to get to the homes.

Chairman Emerick asked for a motion.

MOTION: Commissioner Cooper moved to approve a Final Development Plan for a proposal to construct four, 2-unit residential buildings, for the property known as Mews at Zion, located at 10331 Sawmill Road as represented by Dave Pontia, subject to the following condition(s):

1. That all City Engineering Department requirements shall be met upon final review; and
2. That the path along the Mews at Zion property shall be repaired/replaced to the City's satisfaction; and
3. That the applicant shall provide Staff with proof of financing.

Commissioner Boysko seconded the motion.

VOTE: Y 6 N 0 (Little absent)

SKETCH PLAN

Applicant: Memmer Homes, Jeff Memmer – Liberty Townhomes
Location: 2770 Carriage Road
Zoning: (FR-1) Liberty Township Farm Residence District
Request: To review a Sketch Plan to construct 34 condominium, residential units on 4 acres.

MOTION: Commissioner Cooper moved to table the Sketch Plan Review for a proposal to construct 34 condominium residential units on 4 acres, for the property located at 2770 Carriage Road as represented by Memmer Homes, Jeff Memmer, per the applicant's request.

Commissioner Boysko seconded the motion.

VOTE: Y 6 N 0 (Little absent)

ADMINISTRATIVE REVIEW

Applicant: Signcom Inc./Melody Ward
Location: 478 W. Olentangy Street
Zoning: (PC) Planned Commercial District
Request: To review a new sign

Commissioner Cooper moved to table an Administrative Review for a proposal for a new sign, for the property located at 478 W. Olentangy Street, as represented by Signcom Inc., Melody Ward, per the applicant's request. Commissioner Jester seconded the motion.

VOTE: Y 6 N 0 (Little absent)

OTHER COMMISSION BUSINESS

MOTION: Commissioner Boysko moved to recommend Shyft Collective to City Council for approval to be the City's Architectural Advisors. Commissioner Cooper seconded the motion. By unanimous consent the Planning & Zoning Commission recommends Shyft Collective as the City's Architectural Advisors.

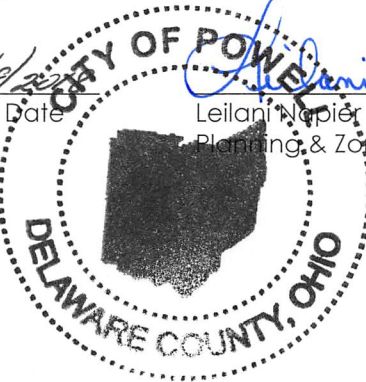
ADJOURNMENT

MOTION: Chairman Emerick moved at 9:46 p.m. to adjourn the meeting. The Commission seconded the motion. By unanimous consent, the meeting was adjourned.

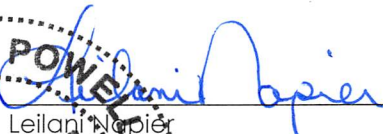
DATE MINUTES APPROVED: July 11, 2018



Donald Emerick
Chairman

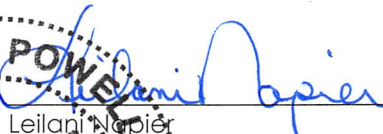


Date



Leilani Napier

Planning & Zoning Clerk

 8/8/18

Date