

**DEVELOPMENT DEPARTMENT REPORT
JUNE 2018**

CODE ENFORCEMENT REPORT

Report attached.

HISTORIC DOWNTOWN ADVISORY COMMISSION

No meeting held.

PLANNING AND ZONING COMMISSION

June 13, 2018 – Minutes attached.

SKETCH PLAN REVIEW

Applicant: Home Steitz LLC, c/o John Wicks
Location: Northwest Corner of Home Road and Steitz Road
Existing 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.

- *Request reviewed and discussions held.*

PLAT REVIEW

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

- *Request reviewed and approved with conditions.*

FINAL DEVELOPMENT PLAN

Applicant: Dave Pontia, Elite Real Estate Holdings, LLC – Mews at Zion
Location: 10331 Sawmill Road
Zoning: (PR) Liberty Township Farm Residence District
Request: To review a Sketch Plan to construct 34 condominium, residential units on 4 acres.

- *Request reviewed and approved with conditions.*

SKETCH PLAN REVIEW

Applicant: Memmer Homes, Jeff Memmer – Liberty Townhomes
Location: 2770 Carriage Road
Zoning: (FR-1) Planned Residence District
Request: To review and approve a subdivision plat for Verona Phase 3.

- *Request tabled per applicant's request.*

ADMINISTRATIVE REVIEW

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

- *Request tabled per applicant's request.*

BOARD OF ZONING APPEALS

June 14, 2018 – Minutes attached.

APPLICATION FOR VARIANCE

Applicant: M/I Homes of Central Ohio, LLC

Location: 4715 Hunters Bend

Existing Zoning: (PR) Planned Residence District

Request: Approval of a variance to Section 1145.28(a)(1) in order to increase the slope of a driveway from 8% to 9.9%.

- *Request reviewed and variance granted.*

CONDITIONAL USE PERMIT

Applicant: HorsePower Farms LLC

Location: Home Road and Steitz Road

Zoning: (FR-1) Liberty Township Farm Residence District

Request: Approval of a Conditional Use Permit to allow for a sportsmen's club.

- *Request reviewed, discussions held and hearing tabled for submission of additional information.*

June Code Enforcement Report

Date	Violation Description	Address	Name	Phone	Notes	Resolved Date
6/4/2018	Junk Violation	180 Brairbend CT	Smith Thomas & R Michelle Link		Deteriorating Playsets	pending
6/4/2018	Lawn Violation	690 Retreat Lane	Chalfant Gregory		improper lawn care	pending
6/4/2018	Lawn Violation	495 Partridge BND	MTARPOFF IRA LLC		improper lawn care	pending
6/5/2018	Boat Violation	49 Ridge Side Dr	Hennessy Brian		Boat in drive way for over a week	pending
6/13/2018	Camper Violation	343 Whitaker Ave St	Whitaker Stephen L		Camper present in driveway for a week	6/13/2018
6/18/2018	Property Concern	9375 Creighton Dr.	Fred Collins		There is weeds growing behind Collins property line	pending
6/25/2018	Exterior Damage	280 Thornbury Lane	Carolyn Hunter		Neighbor complains of exterior damage to side of house	pending



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 Willbrook 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 Advocate 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:

Donald Emerick
Chairman

Date

Leilani Napier
Planning & Zoning Clerk

Date



City of Powell, Ohio

Board of Zoning Appeals

Ryan Temby, Chairman

Randy Duncan Robert Hiles Gregory Short Dan Wiencek

MEETING MINUTES

June 14, 2018

A meeting of the Board of Zoning Appeals was called to order by Chairman Ryan Temby on Thursday, June 14, 2018 at 7:00 p.m. Members present included Randy Duncan, Robert Hiles and Gregory Short. Dan Wiencek was absent. Also present were David Betz, Director of Development; Karen Mitchell, City Clerk; Leilani Napier, Planning & Zoning Clerk; and interested parties.

OATH OF OFFICE

Karen Mitchell, City Clerk, asked Randy Duncan and Gregory Short, newly appointed Board of Zoning Appeals members, to stand and repeat the Oath of Office. Mr. Duncan and Mr. Short rose, individually raised their right hands and repeated the Oath of Office.

APPROVAL OF MINUTES

MOTION: Robert Hiles moved to adopt the minutes from May 23, 2016. Ryan Temby seconded the motion. By unanimous consent the minutes were approved.

APPLICATION FOR VARIANCE

Applicant: M/I Homes of Central Ohio, LLC
Location: 4715 Hunters Bend
Zoning: (PR) Planned Residence District
Request: Approval of a variance to Section 1145.28(a)(1) in order to increase the slope of a driveway from 8% to 9.9%.

Chairman Temby asked all people who would be speaking to stand. Corey Christopher and Dave Betz stood and were sworn in.

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

The applicant is in the final steps of building a house in The Reserve at Scioto Glen. The Zoning Code requires a maximum slope of 8%. It was determined the driveway slope was going to be greater than 8%. The slope will be over 9%. Staff tried to get this solved without a variance. They have a driveway design which left 20 feet at 8% or less but the driveway would slope up and then up again into the garage. The house was built 4 inches too high. The slab should have been down another 6 inches. Rather than tear out the slab and change siding outside, the applicant is applying for a variance. Mistakes happen in the course of building. This is a minor issue. Staff believes the applicant has met the requirements to approve this variance and recommends approval.

Corey Christopher, 3 Easton Oval, thanked Mr. Betz for speaking on their behalf. We dug the house 4 inches too high. We were already at the 8% slope. We dropped the garage slab. To fix this without a variance we would have to add another step in the garage. There are already 2 steps. The steps come out in the middle of the garage in this style of ranch. Adding another step would really disservice their customer. Their customer would have trouble getting cars in the garage. Mr. Christopher said he took pictures he could show the Board. Chairman Temby said this wasn't necessary.

Mr. Hiles said you aren't even visually going to be able to see it. He doesn't have any questions.

Chairman Temby opened this item to public comment. Hearing no public comments, Chairman Temby closed the public comment session and opened the floor for comments and questions from the Board.

No other Board member had questions or comments.

MOTION: The Board of Zoning Appeals agrees the variance is not substantial given the amount of work, cost which would be incurred and the inconvenience to the home owner; therefore Board Member Hiles moved to approve the Application for Variance for the property located at 4715 Hunters Bend as represented by M/I Homes of Central Ohio, LLC, to allow the slope of a driveway from 8% to 9.9%. Board Member Short seconded the motion.

VOTE: Y 4 N 0 (Wienczek absent)

Chairman Temby announced the Board is going to take a five (5) minute break to allow Board members time to read the copies of e-mails which came in after packet materials were sent out, for the next Agenda item.

CONDITIONAL USE PERMIT

Applicant: HorsePower Farms LLC
Location: Home Road and Steitz Road
Zoning: (FR-1) Liberty Township Farm Residence District
Request: Approval of a Conditional Use Permit to allow for a sportsman's club.

Chairman Temby asked all people who would be speaking to stand. Numerous people in the audience and Dave Betz stood and were sworn in.

Chairman Temby asked all who will be speaking to come to the podium, state their name and address, and to speak clearly into the microphone. Comments are recorded for minutes.

Chip Vance, 275 Oakham Court, Powell, thanked the Board for allowing him to present his request this evening. He has been a resident of Powell for about 7 years. Auto Assets has been a business in Powell for 28 years. He has been employed there for 21 years. They started the business with 4 guys and now have 15 people. He is presenting a development called HorsePower Farms, for garage condominiums. The property is at the intersection of Home and Steitz Roads and has sat vacant for a number of years. The property has been passed over by a number of home builders. The property is chopped up and an unusual shape. We think the garage condominiums present a creative way to use this space, with minimal downsides. He is happy to present a project which is both a tribute to the rural roots and to the rich motor sports heritage the residents have enjoyed. Mr. Vance pointed out the picture on the wall of the Powell speedway. Those were the days. This history is lost on most residents but he still remembers them and thinks it is something special. The Powell Code says the City likes to have alternative neighborhoods, desired and defined by the City of Powell's Planned Residence Conservation District. The document recreates the rural character of Powell by adding farm like structures. We are trying to do this with our proposal. The zoning is Farm Residential, carried over from when it was annexed. The property is currently pasture land. Although this is in the Conservation District, there is nothing to preserve or conserve on this property. To improve the property, HorsePower Farms has planned to plant 65 each 6' or 7' evergreen trees along the border. We specified fast growing, London Plane trees to provide barriers to the neighbors. They created a one acre pond on the site to re-enforce the rural farm aesthetic. They are planning a bike path which would currently go from nowhere to nowhere but it will be there to be connected. This is a great safety feature for our neighbors. It will give them someplace to ride their bikes as they try to get to Sawmill Parkway. All of this comes with an increase to real estate taxes to the City and the Olentangy schools, with very little stress on the infrastructure. One of the biggest concerns of the residents is traffic. Over the last 5 years, traffic on Home Road has increased from 7,400 cars per day to a current traffic load of over 15,000 cars per day. HorsePower Farms will have negligible impact on the traffic in this area. Any impact on traffic would be during off-peak times. People who buy these structures will buy them to put their RV in. They won't come at 8:00 in the morning to get their RV. The property is situated on a major east/west corridor in southern Delaware County. Powell Road, Home Road and Hyatts Road are the major corridors which take people east and west. We selected this property due to its access to major thoroughfares. We will not permit hazardous materials and things which are disturbing to the existing and future uses. Condominium documents will be prepared to protect every person who invests in this project as well as the neighbors. People who buy these condominiums will be interested in wealth preservation and for securing a piece of property, to display the property and to keep collectibles. The items have high net worth and owners will have high expectations of this project and of the neighborhood. There will be a high standard of appearance and ongoing maintenance. Keeping the property Farm Residential will allow us to utilize non-commercial lighting. We have selected downward pointing, tulip lights which emit a warm glow at the doorway of each condominium. The outside of the buildings will have a

downward facing LED light to provide light. There won't be any pole lights. They are trying to keep lighting as dim as possible. They will not tolerate unkempt private or common areas, accumulation of debris, noxious chemicals/fumes, fuel storage, commercial enterprises, activities which disrupt the peace, welding, painting, flammable storage, trailer storage or outdoor car storage. There will be annual inspections of each unit to ensure owners aren't hoarding or causing a hazard. There will be quiet times. They will have rules about vehicles being parked outside. Vehicles will have to be put inside a condominium within 72 hours. Their target buyer is automobile; motorcycle; truck collectors; boat; RV; travel trailer owners; antique car owners; classic car owners; snowmobile owners.

Mr. Hiles asked how many vehicles each unit could hold. Mr. Vance said it depends on the type of items stored. People who typically buy these storage condominiums will buy a unit and put four (4) vehicles per unit. It is very common in the collector car hobby for people to buy lifts so they can increase their storage capability. They could put 4 or 6 cars in a single unit without a lot of effort and investment. The important thing is the owner only drives 1 vehicle at a time. It is hard to predict because one person could buy a unit and put an RV in it. Another person could put 40 motorcycles in a unit. Collecting cars is a disease. We are trying to provide a product which is very popular in other locales. Mr. Hiles asked if this plan is modeled off of other locations. Mr. Vance said yes. Mr. Hiles asked if the other locations are successful. Mr. Vance said there is a project in Plain City which just finished Phase 2 and it was sold out the day they broke ground. This is very popular.

Mr. Short asked how in and out access works. Is there a key code to go in and out? Can people come at all hours of the day and night? Mr. Vance said correct. Mr. Short said quiet times were mentioned. Mr. Vance said similar to any other condominium complex, you have access to your condominium 24 hours a day. Mr. Short asked if there is on-site security present midnight to 6:00 a.m. or some time period. Mr. Vance said they don't have a plan for a person to be on-site. They will have closed circuit TV. Condominium documents will specify quiet hours such as 10:00 p.m. to 8:00 a.m. No un-muffled motors, no nuisance noise would be allowed, very similar to any other condominium associations.

Chairman Temby said he saw a couple of the buildings have a pre-determined façade. He didn't see this duplicated on the inside buildings. Will the back buildings be the same or different? Mr. Vance said they will be similar, maybe not exactly the same. They will have similar details. Their plan is in phases. The first 3 buildings will be built in Phase 1. The buildings towards the top of the site would be Phase 2 and the buildings on the left of the site would be Phase 3. They may change some of the details but the buildings will be similar. If a buyer has a desire for additional features, we may have to come back to BZA to make some changes. Chairman Temby asked for a reason why a building would change. Mr. Vance said if we needed to change a dimension of a building from a standard 20' by 40' size. If we see a lot of demand for a 24' wide unit, we will change the size of the building. The outside of the building wouldn't radically change. Chairman Temby asked if there would be a reason why the buildings couldn't stay exactly the same and uniform. Not in size but the outside of the façade. Mr. Vance said he doesn't think there is any reason they couldn't keep them all the same.

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

Mr. Vance is creating a sportsmen's club. People will join by buying condominiums. Restrictions and covenants will be created. There will be a community building which each owner will be a part of. This will be a common club of collectors. A Conditional Use permit is before the Board. The current zoning is in Liberty Township, Farm Residence. The property was annexed into the City years ago. A church was going to be built on the property but never was and the property was sold. Mr. Vance has purchased the property. Under Ohio law, when cities annex property, the zoning can stay the same until the City changes it. The City never changed the zoning. The applicant wishes to follow the FR-1 Liberty Township Farm Residence zoning. Under a Conditional Use permit, Mr. Vance interprets a sportsmen's club as being allowed. There is no definition within Liberty Township's Zoning Code of a sportsmen's club. We have no definition to work with. We do have Section 8.04.E on page 8-3 of the Farm Residence District (Exhibit 1B). The Board needs to determine if a sportsmen's club fits. The Board needs to review the plans and make sure the plans fit in with the requirements and general standards for a Conditional Use permit. We utilize our Powell zoning for the review and approval process when we look at zoning administration of land which is zoned under a Township zoning. Section 1129.03 lists many standards which need to be looked at. If the Board does agree this is a sportsmen's club and agrees it is a Conditional Use within the FR-1 zoning, the Board needs to review the provided documents and the testimony to determine if the request meets the requirements for the approval of a Conditional Use permit. Staff's thoughts are listed in the Staff Report (Exhibit 1). We need to remember the FR-1

District does allow for agricultural uses. Agricultural uses could be exterior farming, growing plants or raising animals. He can picture a few big buildings with chickens. This would be an appropriate use for the FR-1 District. The City would have very little control under Ohio law. Ohio law doesn't allow for cities to require permits for agricultural use. The Department of Agriculture handles it. This proposal won't cause additional public costs. In fact, this will be a benefit for the City, the school district and the County; from an economic standpoint. Many times these car enthusiasts will sell their car to another member. This generates sales tax for the County. The applicant will build a bike path along the entire frontage of the property. The bike path could be connected to the east and west in the future. The Staff Report (Exhibit 1) lists suggested conditions the Board may want to place upon any approval.

Chairman Temby asked if setbacks to the property line have been met. Mr. Betz said it appears as if all setbacks have been met. The size of the buildings in terms of the lot coverage is met. The amount of green space is met as well. There are no variances being asked for at this time.

Chairman Temby asked Mr. Vance to come back up to the podium. He asked about the rules of a sportsmen's club. Mr. Vance said the condominium association is the sportsmen's club. By virtue of buying a condominium a person would be in the sportsmen's club. A person would be a property owner, invested in the property and able to use the sportsmen's club. The club will be a place for people to gather. An owner may have buddies over to watch a race. The owners will be bound by the rules of the club. Chairman Temby asked if there are other ways to get into the club, other than to buy a condominium. Mr. Vance said no. The use of the club will be restricted to the owner and their guests. You would have to be a guest of an owner to get in.

Mr. Hiles asked who decides what collectible is allowed. Are there any limitations? Mr. Vance said if you collect something and it is important to you, you could buy a condominium to keep it inside; as long as it isn't hazardous, dangerous or rubbish. Mr. Hiles said then it isn't limited to cars and motorcycles. Mr. Vance said no but we are really gearing this project to people with cars, motorcycles and RVs.

Mr. Short asked if there is outside storage. Can someone park a trailer outside? Will there be open lots for RV storage? Mr. Vance said no. Mr. Short asked if someone is having friends over for a party, will there be adequate parking? Will people park on Home Road and walk in the gate? Mr. Vance said there should be enough parking surrounding the clubhouse. There is parking all along Home Road. There are close to 20 designated parking spots. The whole property will be paved with asphalt. He doesn't know how many people the clubhouse will hold yet.

Mr. Duncan asked if there will be hourly limitations for events or gatherings in the clubhouse or will it be 24/7? Mr. Vance said they haven't determined the exact hours of operation. He would say by 10:00 p.m. things should be wound down and indoors. By 10:00 p.m. the doors should be closed and there shouldn't be a nuisance to our neighbors.

Chairman Temby said the diagrams always show a picture of a car or a bigger vehicle inside. What determines the level of ownership someone has? Mr. Vance said each unit will be sold individually. Someone will buy a 20' by 40' space and they will own this full unit. The 800 SF will be their condominium. Chairman Temby asked if this is as small as the unit will be. Mr. Vance said yes. Chairman Temby asked what the total occupancy will be when all 3 phases have been completed. Mr. Vance said most people will buy 1 unit. There may be people who buy 2 – 4 units. There may be 1 person who owns 2,400 SF. Chairman Temby asked if every single unit was bought by a different person, how many units would there be. Mr. Vance said if units don't change in size, there would be a grand total of 75, 20' by 40' units. Chairman Temby said the total capacity would be 75. Mr. Vance said if we only sell 1 unit per person, 75 would be the maximum ownership. Chairman Temby asked how many units are planned in the first phase. Mr. Vance said 17 units. Chairman Temby said the first phase consists of 17 units, the clubhouse, the pond, the access road, the bike path and the emergency exit. Mr. Vance said this is correct. Phase 1 would be the ground work, the infrastructure, the water, the storm water off, the access roads and the 3 buildings.

Chairman Temby opened this item to public comment.

Dan McClurg, 1682 Malabar Court – supports

- Has taken his cars to Mr. Vance's business.
- He and Mr. Vance have worked on community events together.

- This is a good use of the land.
- Mr. Vance isn't by any means a developer. He is a Powell business owner. He has proof of how he conducts business. If you go by his shop, he has never seen it run down. Many residents in Powell would speak for him. We need to look at Mr. Vance as a person. He has kids in the school district. He isn't some out-of-state, out-of-city developer. Mr. Vance isn't about money either.
- I don't live next to this property but I wouldn't mind this development going in next to me. I would be grateful to have a responsible business owner going in beside me.
- If someone goes to Mr. Vance and tells him something isn't right, he will take care of it. If a neighbor had an issue, they could go to Mr. Vance and he would take care of it.
- The owners aren't going to be like teenagers revving their engines at night. The clientele will be pretty high end.

Tracie Jenkins, 4319 Home Road – opposes

- She has major concerns with traffic, property values going down, light pollution, noise pollution, the amount of security cameras, the maintenance of the property, the landscaping and safety; which won't just affect her but her neighbors as well.
- Mr. Vance's presentation didn't mention a sprinkler system or fire retardant walls within units. 6 – 8 cars per unit will be full of gas. If a spark sets a fire there will be serious issues.
- There is nothing written in black and white about clubhouse hours.
- She has serious concerns about the construction time, noise and mess.
- She questions whether the tax money is really worth someone's life. She doesn't think so.
- Mr. Vance mentioned parties in the clubhouse. She is worried about trash and smell of trash.
- She has a fear of revving engines and squealing tires at night.
- She is concerned about mosquitoes at the pond and maintenance of the pond.

Gary Barton, 7685 Polo Lane – supports

- Resident of Powell for more than 20 years.
- Moved once and the reason was for increased garage space. Five years ago, he added another garage onto his house because something like this wasn't available.
- He did look at the property in Plain City but he didn't care for having to drive that far away.
- As his car collection grows, he puts in lifts. His sickness only gets worse as time goes on. He doesn't think his collection will shrink, he thinks it will grow. He was very excited when he heard about this project.
- This would be less than a mile from where he lives.
- He has known Mr. Vance for 20 years. He is a very fair and approachable guy. He takes the community into account.
- He likes the ability to gather with others and enjoy/share the hobby. He goes to car and coffee events around Columbus to be around other people like himself.
- He has seen what Mr. Vance has done with Auto Assets.

Stacy Petz, 4320 Home Road – opposes in a residential area

- She grew up with a father who built and restored Mustangs and Thunderbirds. He is a Powell resident and he enjoys driving in the Memorial parade. She spent many weekends at road rallies and car shows. She does appreciate and understand the car culture and gatherings.
- She lives directly across the street from the property. She isn't voicing opposition to this type of project but she is voicing opposition to putting this in a residential area; any residential area in Powell.
- She is concerned about the absence of fire suppression in the units. Owners will be there a small fraction of the time. The owner can't monitor if something happens. There will only be an employee there during normal business hours. There is a higher risk due to the flammable threats. Other car condos in Ohio have safety precautions listed on their business website. Park Place in Lebanon, Ohio and in Missouri and Wisconsin have fire suppression for their units. Progressive Auto Storage in Florida has customized sprinkler system. All of these are also located in commercial areas. She would like clarification as to why this isn't listed in Mr. Vance's design. She understands he has

30,000 SF which doesn't require him to put fire suppression in but this is a residential area. It should be looked at a little differently.

- She is surprised cars will be allowed to turn left out of this site. Her driveway is right across the road. Cars turning left will be straightening out and accelerating in front of her driveway. Her children will be getting on and off the bus here.
- Currently she may have to sit at the end of her driveway 5 – 10 minutes because of the traffic. She can't image trying to beat the traffic if she is driving an RV or towing a vehicle or boat.
- They have witnessed numerous distracted drivers driving on Home Road. This will be a problem.
- She does appreciate the fact Mr. Vance is a Powell resident and has put forth effort in making the buildings and grounds aesthetically pleasing. She would hope all/any future requests for annexation from area properties would be held to the same standards, especially if surrounded by residential homes. There are other clubs close which are not following Codes.

Mr. Hiles asked Mr. Vance to come to the podium and address the fire protection issues.

Mr. Vance said they are in the preliminary parts of documenting everything they will have as part of the development. They do have plans for a fire detection system. In his old building they had a sensor which sensed rising temperature and triggered the Fire Department. No one had to act for this to happen. We have a fire detection system in their current building. If it detects smoke it triggers the Fire Department. No one has to act. There will be provisions for fire and smoke detection so no one needs to act. Mr. Hiles asked if building codes will require fire protection system. Mr. Betz said he doesn't know the answer but Mr. Vance has his architect here.

Brian Reynolds, 49 East Third Avenue, Columbus, said he designed the buildings. These will be an S-1 building use which allows for up to 12,000 SF without a fire suppression system. These units will all be less than 12,000 SF so fire suppression is not required by Ohio Building Code. It is Type 2D construction which means non-combustible.

Fay Baynton, 7560 Steitz Road - supports

- She is adjacent to this property to the south. She has a horse farm.
- Mr. Vance has come to her 5 or 6 times and shown her the plans. The plans look wonderful to her.
- Unfortunately this area isn't out in the country anymore. There are going to be buildings on this land. She would much rather have Mr. Vance's project built beside her than have something else like a strip mall or more housing. She has 192 houses being built right behind her now. Kids are screaming, jumping on trampolines and scaring her horses. People ask her if the cars are going to scare her horses. She tells them no because we ride inside the building and her outside riding ring is further south.

Vince Contini, 2474 Friesian Lane – opposes

- Passed out and entered Exhibit 2A, a document from AEP, encroachment guidelines.
- Lives a block west of the property.
- He doesn't mean any disrespect to Mr. Vance but after reading the encroachment guidelines from AEP, the plans look like a glamor shot. When you read through the AEP guidelines you read about ponds underneath power lines, nuisance shocks, excavation limitations, specific soil movement and a whole host of other limitations which illustrate there are tremendous obstacles to this plan.
- He isn't a 345,000 volt power transmission line expert. He is doing the best with the research he has learned to communicate and educate the Board on some of the obstacles and hurdles this plan is faced with.
- He spoke with an AEP right-of-way contact who with just the description of the plan said it would be pretty difficult to build.
- His other concern is above ground fuel. At full capacity, there could be 20 – 30 RVs with each RV having a 100 – 150 gallons of fuel. There could be another 175 cars stored. There could be 4,000 – 6,000 gallons of fuel at a time within a certain distance of these power lines. The AEP contact said he couldn't address this but it sounds like something his engineers would like to learn more about.

Andy Yager, 2477 Isabella Blue Drive – opposes

- He is a neighbor of this facility.
- He appreciates Mr. Vance being up-front. He has met with Mr. Vance a couple times. Mr. Vance has been very responsive to questions.
- He is concerned about safety, noise, the amount of fuel which will be on the property without fire suppression, near the power lines.
- He also has the AEP encroachment document (Exhibit 2B). He underlined quite a few of the issues he feels need to be taken into consideration.
- A pond is one of the main points. Mr. Vance's drawings show the pond 100% covered by power lines. He also wants to mention the nuisance shocks. These power lines are 345 double circuit lattice. #1, #2 and #4 are types of vehicle sizes which could cause shock. Any type of metal surface can potentially cause issues. He has a lot of safety concerns.
- If the City moves forward with this plan, the back entrance is on Friesian Lane, which ties into his development. Mr. Betz said it would be for emergency vehicles only. We have a very large and expensive assessment charged to us for streets, utilities, etc. He wants to make sure some of the tax dollars which go towards this project also help pay down their 30 year assessment.

Joe Doodan, 7514 Steitz Road – supports

- He has been a Liberty Township resident for over 30 years. He will be a direct neighbor of this project; back and side yards.
- This is a difficult lot. The power lines cause a problem. He thinks this plan represents the highest and best use of the land.
- He doesn't know Mr. Vance. He only met him a couple times. Mr. Vance did it the right way. He came out and met with all of the neighbors at least once. He showed the plan, asked what questions people had, asked what problems people had. He, himself, had several problems with light pollution and landscaping. Mr. Vance addressed each. He seems to be a man of character. I trust him.

Surendra Vegnesna, 2606 Triple Crown Xing – opposes

- He is right behind the property on the west side.
- He appreciates Mr. Vance talking with them. He met with them 3 times.
- He has safety concerns. He has 2 young kids who are always in the back yard.
- He is concerned about fire hazards. He understands Mr. Vance will put rules in the by-laws and he will do inspections but there are no details on this. There is no on-site security.
- He is concerned about noise.

Jerry Goodson, 7956 Steitz Road – supports

- He used to be a neighbor of the property but people built houses in between.
- He is a little concerned about walking out of here tonight and all of the cars which are parked outside. Heaven forbid if one of them were to catch on fire. What a mess we would have.
- Do all of the people who live in the houses nearby have fire suppression in their garages? What if their car catches on fire? 2% of all fires in Ohio last year were garage fires.
- Will there be more noise from the party house and people congratulating themselves outside the party house than what I have to listen to every time there is a football game at Liberty High School? When he moved out here 50 years ago, he didn't move there because he wanted a high school and all of these houses.
- This corner lot has sat vacant for years. Mr. Vance has come up with a great idea which will have some agricultural aesthetics to it. Besides a cemetery, he doesn't know what else could be put there which wouldn't bother anyone.

Steve Southard, 1345 Magnolia Way – supports

- Mr. Vance is a partner of his, a family partnership, of Auto Assets. Mr. Vance was a big part of the Auto Assets development. Mr. Vance has been talking with Mr. Betz for 2 years now on this project. They have gone through 2 or 3 different drawings, trying to utilize the property in the best way, given the conditions the property has. The power lines are part of the issue. Mr. Vance will have a wide

open mind to all of the input. He is willing to listen. This is a passion of his.

Ameya Tamhaney, 7180 Pleasant Grove Dr. – opposes

- He travels Home Road a lot from SR 23. The first time he drove on Home Rd. over the bridge, he wondered what the houses were by the railroad tracks. They reminded him of small cottages. It took him a little while to figure out they weren't houses but a façade for storage units. Isn't this really what this plan is? Mr. Vance said they are going to store things. If you go to a garage condo website, it says it is a place where people store. Call this what you want. Make it aesthetically pleasing. Make it look like a museum. But, it is a storage place. Be up front about it. Say what it is. Why come across as a sports club? A golf course is a golf course. A bank is a bank. A storage space is a storage space.
- Mr. Vance said meeting place. Does a meeting place need to have storage with it? Are there no other uses which can be thought of for this property?
- The garage condo location in Plain City was brought up. This business is in an industrial area. Not a residential area.
- There are luxury homes built under power lines in other places. He isn't saying homes are the only option.
- Mr. Vance said this plan won't be a drain on Powell resources. Does this mean fire, police and EMS? Will this be self-sufficient in terms of how it will be secured? Will there be 24/7 security? Will there be any costs to this?

Ed Collazo, 5470 Sheffield Ave. - supports

- He is a 6 year Powell resident.
- He has been an employee of Auto Assets for 12 years.
- He would like to speak about the community aspect. All of his sense of community is based around his experiences with customers and their love of cars. A lot of those customers are in the room today. He has loved cars since he was a small child. He still has the first remote control car his dad bought him as a small child. He has the privilege of sharing moments with customers whether it is being on the track, them riding with me or me being their instructor. We all share our undying love for all things mechanical, particularly cars. We love sharing moments over them, polishing them, talking about them or even just staring at them in a group. Someone targeted this project for its lack of community. He couldn't disagree more.
- He questioned whether he should wear his Auto Assets shirt to this meeting. He wears it with pride. The community we help create is tight knit and enthusiastic. We have people who come in on a weekly basis, after hours, to just see what is going on in the shop; to spend time together to talk about cars. There aren't a lot of businesses you can say this about, anywhere.
- What makes this project special is the clubhouse. No other car condo communities local to us have a clubhouse. They are purely storage places. We do truly have a goal and a desire to create a tighter community within the already powerful community of Powell. We want to share even more memories and events. Grow closer.
- Car language is universal. He is old enough to remember the speedway. He drove by it on the way to school each day. He thought it was pretty neat to be a part of a community which had a racing heritage. The memory of the speedway lives on in this town. The Powell car show is a good example of the strong automotive culture our community has. The City is flooded with people who have a like-minded passion, who gather on one day to raise money for different charities in an organized, respectful, clean and safe way. We could have more of those events with a set-up like this close by.
- Denying Powell a project like this wouldn't fall in line with our history.

John Tallarico, 225 Oakum Court – supports

- He has been in Powell 28 years. He has known Mr. Vance for 8 years.
- He doesn't have a country club to go to. He isn't a golfer. He is a Mechanical Engineer at Battelle. He has been there 30 years. He started his career testing engines on the Dyno. He loves mechanical things. His garage is full. He wants something like this in the area. Mr. Vance's ideas

and what he has presented is a first class facility. He lives 2 doors down from Mr. Vance. Everything he does is with the highest integrity. If there is an issue with anything, Mr. Vance will make it right. He isn't trying to sell this project but Mr. Vance isn't going to do anything to deter from people's home values. Someone mentioned a gasoline bomb. Being an engineer, there are so many things which can go wrong on the way home tonight and people worry about this place blowing up.

- In regards to security systems, everyone has a security system now. You can have a monitoring system for minimal dollars. You can have a system which monitors for fires quicker than a security guard can.
- In regards to being rowdy, these people have antique cars. They are car collectors. The clubhouse is a place for them to meet with people having similar interests. They want to develop friendships. Have life-long relationships.

Bonnie Goodson, 7956 Steitz Road – neutral

- She wishes she had the money to offer Mr. Vance a good sum for the not so good piece of land. She would extend their specialty farm and put apple trees on the property, to have pick-your-own apples and sheep.
- She has been so concerned she has served on some type of commission in Liberty Township for 15 years. She has been on the Board of Zoning Appeals and she is currently on the Zoning Commission. She is concerned with this land being grabbed up if this request doesn't go through. She isn't saying she is entirely for this project. She does understand both sides. She sees some things which should be addressed. Mr. Vance bears the burden of proof. People who live close have said some things which need to be addressed. The AEP issues are definitely a big thing. She is concerned some developer will come in and put more houses on this land. Her great-grandfather built the house she lives in. She has been here for the better part of 50 years. She never wanted Golf Village. Someone is going to come in and want to put in empty nester homes. They are everywhere. This brings more cars and traffic. She doesn't think this is the answer. She doesn't want another gas station or a pizza place. So, she would have to say she thinks this plan could be a good thing. Mr. Vance needs to help the people who have concerns with safety. You need to hold people accountable. You will make a good decision.

Hetal Kholia, 7180 Pleasant Grove Drive – opposes

- She lives a block away on the north side of Steitz Road. They moved here a year ago. They used to live on Sawmill Road in Dublin. There was a lot of traffic, noise pollution and light pollution. They wanted to move somewhere they wouldn't have this. Their home wasn't cheap. It's more than \$150 per SF. There was no commercial development.
- Putting a storage place in the development opens a can of worms for other commercial developers to come in. This would make the neighborhood a major corridor like Sawmill Parkway. This isn't what we want. This is a residential community.
- She agrees with the safety, privacy, fire hazard concerns and everything mentioned.
- Someone mentioned technology monitoring and surveilling the units. You can only monitor using the cameras. You still need police and fire department to answer the call. By the time they get here, there can be loss of life.
- She understands the hobby. You don't need your hobby in the residential area. You need to go away from the residential area. Sawmill Rd. or other pockets should be used.

Kenneth Cornell, 220 Tiller Drive – supports

- Fees paid for this club make this appropriate and in accordance with the current use of this land.
- It will not increase traffic. In fact it will decrease traffic. If someone builds track houses in there, their value will go down.
- This is a condo where they are buying an association to that condo. If you are like me, I have a 1967 Triumph TR4A. That side of my garage is the cleanest side of the garage. If he could have some place where he could take his car, store it some place safe, where he can work on it in a safe environment, he would definitely use it.
- This space will be utilized for vehicles which are classical or motorcycles. Some of these cars will be

valued at the value of the houses in the neighborhood.

- There are no sprinkler systems in his house. He has fire and smoke detectors.
- The focus is bringing in people from Dublin who will use some of Powell's resources like restaurants. These people have nothing but respect for their cars and the neighborhood. This won't be a car club which drags down a strip.
- Being a condo association, Mr. Vance will be responsible for the exterior of the buildings and all of the area around it.
- Each of these units will not be inexpensive. This isn't like a little storage space. The value is going to be much higher.
- If there was residential here you would have 4 times the amount of fuel on the property.
- He has lived in Powell for 19 years. He has bought cars from Mr. Vance. He trusts Mr. Vance. He is an honest business person.
- This is a great thing to bring into Powell. It would diversify what we are. Why is Powell #4? It is because of the diverse businesses we allow here. This isn't an apartment complex. He understands the neighbors and their concerns. This is the best use. If this land isn't used for this, what will it be used for?

Sreedevi Viswanadha, 4156 Harvest Point Drive – opposes

- She never thought she would be talking to a fan club of an auto dealer. She sees a lot of Mr. Vance's friends supporting him but she doesn't see the friends living in the surrounding area. She can call on her friends living in Columbus in support of her.
- This isn't the place for commercial development. Being a single mom, she choose this area because she was concerned about her son's security. She choose this place over many other places for privacy, safety and security.
- We heard this place can be any type of storage, not just cars. Can guns be stored? Her son's school is close. Are we not hearing of the incidents and seeing the pains of the parents who have lost children? Am I exposing my child to such danger?
- Mr. Vance has given examples of other areas with these types of storage but they aren't residential areas.
- They mentioned this is a nice place to meet. Don't we have Kinsale under one mile where everybody can meet and have parties?
- What if a person from a motorcycle gang owns a place here? What am I exposing my son to? Is this the reason I bought my house? No.
- Who knows what can come in the car's trunks. Could it be drugs? Could it be guns? Who is watching? Once you give approval, he is free from this.
- Why can't this be a residential friendly project? Not a high intensity project.
- Is Steitz Road a 4 lane road already? No. Why are you saying there is no traffic impact? There is.
- No one takes responsibility for safety. Who takes ownership?

Brian Lauer, 2612 Triple Crown Xing – opposes

- Part of his back yard is up against this property. The back of his house will look directly on the back of this property.
- He is concerned with safety and fire. While the building code doesn't require automatic sprinkler systems, will there be fire walls in between the different units to protect fires from spreading? If this ties into City water, will fire hydrants be required?
- He appreciates Mr. Vance's transparency. It's one thing to say what you are going to do. It's another thing to actually do it. The place across the street is supposed to be a sportsmen's club. They didn't do a lot of the stuff they said they were going to do. It looks pretty trashy now.
- He is concerned with the upkeep of a pond. He doesn't want a bunch of mosquitoes in his back yard due to the pond not being cared for.
- Mr. Vance said the noise should be done by 10:00 p.m. Is this going to be the way it is? You say this will be what happens but will there be something stipulating this? How will the noise be controlled?
- Mr. Vance said these are car collectors and they won't be racing down the road. A couple of us

went to the Daily Growler and we witnessed one of Mr. Vance's employees pulling out of the parking lot like he was going to a fire. You say this stuff but is there any proof it is actually going to happen? I want the assurance there will be some guidelines, some conditions.

- He doesn't want to see all 3 phases decided upon. Start with Phase 1 if you are going to do anything. Decide on the rest after time goes by.
- He doesn't know why a sportsmen's club requires storage.

Ryan Lawrence, 2459 Friesian Lane – opposes

- He has found it interesting that we have sat here tonight saying a lot of things about how nice Mr. Vance is and the assets he brings to the community. This is all great. This isn't what we are here to analyze tonight, whether Mr. Vance is going to live up to his word or whether the business is going to operate this way. We have had conversations about safety. He has full faith the City and County will hold Mr. Vance accountable. We are trying to determine whether this is appropriate use and conditional use of changing over the zoning of the property. Is this correct? Chairman Temby said it is one of them.
- We are determining whether a sportsmen's club is appropriate. Does it meet the criteria? Mr. Betz read us a lot of information. He heard noise, does it affect the residents? He wants to focus on a couple things which will exhibit and push this away from being a conditional use.
- Noise pollution. A lot of people brought this up. It is important. The property is completely surrounded by residential area. There is no commercial zoning anywhere else. He has a good friend who races cars. He knows how car owners are. They get out their tools, they work on their cars and it brings a lot of noise. He queried the CDC, the Center for Disease and Prevention Control. They talk about power tools and the noise level which goes with them. They range from 80 – 100 decibels which is enough to damage ears. We have all heard Harley Davidsons. He can see Harleys going into this type of facility. A place where they can be stored. We all know the signature sound which comes with a Harley Davidson. The big loud sound. You can hear them a mile away. I'm guessing that if I work on my car or motorcycle in the garage condo, I'm eventually going to want to pull it out and test it. I'm going to rev it up and make sure it is running right. Let it run for 5 minutes. Turn it off. Tinker with it more. Rev it up again. I'm convinced there will be a lot of noise with this type of idea. Cars don't sit quietly. They are motor vehicles. They aren't all electric. They have motors. This is a big reason to kick this out of the sportsmen's club idea.
- Light pollution. As a residential area, the area is pretty dark. We have about 120 houses in our area and maybe 5 street lights. It's very dark. We have small coach lights out front. It's dark but lit in the right areas to protect us and be safe. He knows the City works hard to keep light pollution at a minimum. The area where the emergency entrance will be has to be big enough to have fire trucks and ambulances to go through. There will be a gate. Everything which is there today, the trees, will have to be removed. This will open the area up. When he is out on his evening walk, all he will see is the condos and the glowing lights. It doesn't fit in a residential area. They have to have light. There will be high dollar vehicles there. They don't want people coming on site and hurting them. Lighting will be a big deal.
- We have heard the argument "if we don't do this, what else could it be?" We heard the idea of a chicken coop. There is no way a chicken coop is going to be put on this property. We aren't in the game of deciding what will go in if this doesn't go in. We are deciding whether the conditional use as it is currently zoned is capable of being a sportsmen's club. We already have a sportsmen's club across the street. It is labeled as British Auto Care according to Google. He doesn't know if this is what it is called. It is an abandoned house. Check out how it isn't maintained. It is an eye sore. We don't need another garage condo across the street. We don't need competition to drive each other out of business. If we do have the need for this business, move it down to Sawmill Road, on the corridor.
- There are a ton of car condos across the US. What he finds with every one he looked at, they are in industrial areas. They are always in an area where there is no housing. What is the first thing Mr. Vance is going to do when he opens his facility? He's going to have a car show, a car rally. To say this is low impact is wrong. This is high impact. You will have the 75 units and all of the friends

bringing in cars. It is going to be a huge traffic headache. This is what they do. They gather and have car rallies. They might have poker runs with a bunch of motorcycles. They will leave the facility and drive around. There is a lot which goes on beyond just a car condo facility.

- This is really a high end garage. It's like having a Goodyear right under the power lines. There will be garages open. Would the City approve Goodyear putting in another location here? This wouldn't be an appropriate use. To call this a sportsmen's club, to get a loophole so you can get a conditional use; maybe. It's bending the rules a little bit. We don't want a commercial operation here.

John Petz, 4320 Home Road - opposes

- He has concerns about security. His daughters get on the bus here.
- Asked for permission to ask the architect one question. Chairman Temby said you can ask. He doesn't have to answer. Mr. Petz asked if AEP has been involved in the process. Mr. Vance answered from the audience (inaudible). Chairman Temby told Mr. Vance he would need to come to the mic. Mr. Petz said he can catch up with Mr. Vance later. He would expect this request to be tabled tonight to get answers to some of these questions.
- He lives next to the Powell Auto Club. Unfortunately, they are the most hated people in Powell for how the property has been built. He expects this property to be annexed into Powell and this causes a great fear. We have been burned very badly. Please see the records from the 2nd Zoning Appeals meeting in Liberty Township. Powell Auto Club was voted 5-0 to do anything more on the land or to expand the land because of what has happened on this property and how it was treated. He doesn't expect this from Mr. Vance but because of this experience we have learned. He would like to request greater details on vegetation. 6' or 7' trees isn't adequate privacy. That's just a little higher than me. It will take years for the trees to grow up. We need to know how many feet the trees will be placed apart. We would like to know when the vegetation will be installed. How soon will the vegetation be fixed when it dies? What will repercussions be if vegetation isn't fixed? Can a person live in one of these units? Will there be guidelines on this? Are the owners allowed to sublet? Can the units be rented out? What repercussions will Mr. Vance and his organization have to fulfill the plans he has shown? What authority will they have? When will dumpsters be collected? In addition to auto fuel tanks being on site, will there be an alternate type of fuel tank on the property? If yes, what are the EPA guidelines? He would assume Mr. Vance has all of this information, he just wants to make sure this is covered. There is more which should be shared with us. We would love to see the HOA guidelines. He would like to see these questions/items addressed when Mr. Vance comes back.

Tom Sherrin, 4686 Glen Lakes Drive – opposes

- He backs everyone who opposes this project going in. He won't repeat everything said.
- This project doesn't fit with Farm Residential at all.
- He is concerned about the condo association. Once the owner sells off 75 units he is out of the picture. It will be the association, the members who will set the rules. Who will set the dues to paint buildings, to keep landscaping up?
- The last time the economy had a bust, he remembers reading collectibles were the first things sold off.

Mark Hampshire, 8778 Coldwater Drive – supports

- He is a 30 year resident of Powell; Past President of the Architectural Review Committee for Falcon Ridge and Past President of Falcon Ridge HOA. He isn't new here. He is usually opposing things.
- He is an atypical owner of a condo in an auto complex like this. He visited Autobahn Country Club and Iron Gate in Chicago. He thought both places were perfect for Powell. Mainly because of all of the collector cars in Powell. He is 67 years old. He doesn't care what time the quiet time is, he is watching the news and going to bed at 10:00 p.m. He takes care of his cars during the day. He doesn't work on cars. Most of us don't. The most work we do is put more wax on. If we need our car worked on, we take it to Auto Assets.
- This will not be a bunch of teenagers. These are guys with an investment and who appreciate

investments. This is why we own collector cars. We love cars. We take care of what we have.

- He isn't worried about security. A lot of these condos will have \$300,000 - \$400,000 sitting in them. If the guys who own these cars aren't worried about security, no one else should worry.
- We aren't squealing tires. We aren't racing engines.
- He won't put his car collection in a storage shed. He will put his cars in a condominium.

Robert Corwin, 5294 Spring Grove Court – supports

- He lives in Scioto Reserve, off of Home Road.
- He is a 15 year business owner in Powell. Mr. Vance is taking a piece of property which really can't be developed with houses.
- This will be a great project.

Mr. Vance thanked everyone who showed up tonight, both people supporting and opposing. He appreciates the constructive comments. There were questions about the size of the pond. This did escape him. His initial sketch had the pond smaller. As the plans developed, he didn't pay attention to the pond covering the whole right-of-way. It shouldn't be like this. He will address it and take care of it. The amount of landscaping in his plan shows a fairly significant amount of detail. The drawings show the shielding. He met with the neighbors and asked them what was important to them. He tried to address those concerns by making sure there is a mound with 6' – 7' trees. To put this kind of vegetation in, he is trying to do his best to shield. They will put in Norway Spruce and White Spruce. He will mention his London Planes again. These things grow fast. He heard a lot of comments about noise. People won't hear any more noise from this project than you hear from your neighbor who doesn't have a condo but lives nearby with a collector car. There will be a concentration of cars but it won't be any different than a neighbor. He has heard a lot of concern about fire suppression and possible fires. This is a real possibility but the Code is set up saying a building can be such and such size and it has to be far enough away from another building so you don't have fires getting out of control. The buildings will be equipped with fire systems so they are alarmed. He would like to request approval of a Conditional Use with the opportunity to come back with more detail.

Hearing no further public comments, Chairman Temby closed the public comment session and opened the floor for comments and questions from the Board.

Chairman Temby said it has gotten very late. In all fairness to the Board, we need some time to talk through all of this. He would like to defer any decision to a future time. He isn't in favor of closing down the public hearing. Can we reconvene at a future date? Mr. Betz said yes. You don't have to close the public hearing. You can re-open the meeting. You want to make sure you don't hear all of the same things over again when you re-open. Only new items bearing on the case would be presented. You have 30 days from the time you close a public hearing to make a decision. If you don't close the public hearing tonight, you have as much time as you wish to take. Chairman Temby said he would entertain a motion to keep the public hearing open. He would like to understand the AEP issues more. Mr. Betz said if you have specific questions you would want to ask the applicant to present answers at the next meeting. I would recommend, if you table tonight, to try and coordinate calendars tonight.

Chairman Temby said the first request will be more information from AEP. There is quite a bit of information which was submitted tonight which needs clarification. If design changes are needed we would want to see those. He would also like specific details on the rules of the sportsmen's club, the bylaws, articles of incorporation, hours, acceptable use of the club, membership buy-in, and items of this nature. Mr. Hiles said he would like to see more information on subletting or people renting out their units. Chairman Temby said he would like to see more information and details on light emissions. Mr. Hiles said more AEP information is the primary need.

MOTION: Board member Hiles moved to table the request for a Conditional Use Permit to allow for a sportsmen's club, for the property located at Home Road and Steitz Road as represented by Chip Vance, HorsePower Farms LLC, until a future date. Board member Duncan seconded the motion. By unanimous consent the hearing was tabled.

Chairman Temby advised Mr. Vance he doesn't want to shorten the amount of time needed to gather more information. He invited Mr. Vance to be a part of scheduling the next meeting. Ms. Napier advised Chairman Temby she will need to check on availability of Chambers and a Court Reporter. It might be easier to find 2 open dates for Chambers and e-mail everyone to

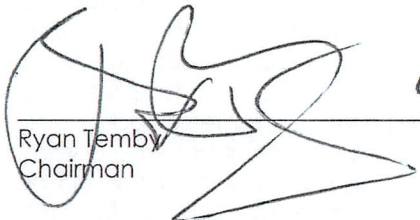
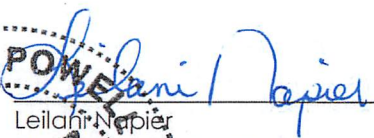
check on availability. Mr. Vance said 3 or 4 weeks would be preferable, to give him time to get information from AEP. Chairman Temby advised Mr. Vance the AEP document gives information of who to contact. The pond is covered in the document. Height restrictions are listed. We didn't even get into height. Building composition seems to matter to AEP. Mr. Vance said he did have conversations with AEP when he first purchased the land. He will resurrect those conversations. He has the AEP document. He will document his conversations with AEP more clearly. Chairman Temby said you can also reconsider the phases. He is aware of the financial outlay. It is OK to rethink the phases and re-submit if you would like.

Chairman Temby thanked everyone for coming out tonight and speaking. It is very much appreciated.

ADJOURNMENT

MOTION: Chairman Temby moved to adjourn the meeting at 9:31 p.m. By unanimous consent of the Board members the meeting was adjourned.

DATE MINUTES APPROVED:

	9/5/18		7/9/18
Ryan Temby Chairman	Date	Leilani Napier Planning & Zoning Clerk	Date

