



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

July 11, 2018

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Don Emerick on Wednesday, July 11, 2018 at 7:00 p.m. Commissioners present included Shawn Boysko, Joe Jester, Bill Little and Shaun Simpson. Ed Cooper and Trent Hartranft were absent. Also present were Dave Betz, Development Director; Rocky Kambo, Assistant Development Director; Leilani Napier, Planning & Zoning Clerk and interested parties.

STAFF ITEMS

Mr. Kambo introduced Derick Stadge with Shyft Collective. Mr. Stadge and Steve Reynolds are going to be the new Architectural Advisors. Mr. Stadge said he was excited to be at the meeting and they are excited to work with the City.

Mr. Kambo advised the Commission Item #8, Amendment to a Final Development Plan for Margello Development Company has been cancelled. Staff sent out postcards in anticipation of receiving information from the applicant. We didn't receive a request so we listed the Item to show it cancelled.

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 Boysko moved to approve the minutes of June 13, 2018. Commissioner Simpson seconded the motion. By unanimous consent the minutes were approved.

SKETCH PLAN REVIEW

Applicant:	The Ohio State University
Location:	3315 Royal Belfast Boulevard
Existing Zoning:	(PC) Planned Commercial District – Liberty Township
Proposed Zoning:	(PC) Planned Commercial District – City of Powell
Request:	To review the conceptual plans for an ambulatory care medical facility.

Aaron Underhill, Underhill & Hodge LLC, 8000 Walton Parkway, New Albany, said he is representing the Ohio State University Wexner Medical Center for a proposed ambulatory care facility. The initiative by the Medical Center is relatively new. This request is for one of two sites currently in the works. The other facility is a little ahead of this one and will be located at Hamilton Road and Route 161, in northeast Columbus. The process to identify sites involves marketing studies and the need for services. There is a lot which goes into making a decision like this. Staff has been excellent in terms of getting us to a place where we feel good with moving forward. Mr. Underhill thanked City Staff. OSU is trying to bring services into the outlying areas of Central Ohio and outside of the main medical campus. This will be a satellite campus. A significant facility with a very large job base, a lot of services will be provided which will be convenient to the community. They filed an annexation for the property, which is currently in Liberty Township, with Delaware County yesterday. Their goal is to begin the zoning process while the annexation is pending so everything will come together at the same Council meeting. A pre-annexation agreement was approved by Council last week. Mr. Underhill asked Mr. Kambo to pull up a slide presentation (Exhibit A1). The property is currently zoned for retail uses. There are several out-parcels, one of which is the existing bank on the corner of Home and Sawmill Roads. They have a little less than 30 acres they will be re-zoning. The bank property and out-parcels will come in also. There is a second out-parcel which has already been sold to a third party. It is a pet-related venture. They will be requesting that the existing zoning on those parcels stay in place. We needed the out-parcels so we have contiguity to be able to annex into the City. Part of the agreement with the out-parcels

was to leave the same zoning. The first phase will be a 200,000 SF ambulatory care center. An estimated 500 jobs will be created with an estimated salary of \$100,000 per year, for a \$50 million annual payroll. This is bringing a big corporate office complex into your community. Aside from bringing in and making the services convenient, there is a large economic development component which is a big positive. He is relatively certain this will immediately become the biggest employer in town. The services to be provided are outpatient in nature. Some procedures will be performed which don't require inpatient stays. There will be specialty care services, diagnostic treatment, laboratories, MRIs and primary care services. Another team is meeting tonight, concurrently, with the neighborhood residents to the north of this property to introduce this project. There will also be a medical office building in the first phase. The buildings will be oriented parallel with Sawmill Parkway. Parking will be behind the buildings and to the south. There are parcels which won't be owned by the University and could be marketed for retail purposes. The future phase could include a micro-hospital. This will happen several years down the road. Or, the current uses could just be expanded. The architecture is a work in progress. They are in the very early stages of designs. There is no way around the building being tall; the drawings show 5 stories with a 6th floor for mechanicals. The location of this property is in proximity to another large, institutional use. We recognize we will have to do some things for the neighbors to the north to make them feel buffered from the use. We show a very heavy landscape area between us and them. We will continue to work with the neighbors to make sure we know what is satisfactory to them. Mr. Underhill showed some character images of the quality of other projects OSU has done. The pictures don't necessarily represent what they will be doing on this project. We haven't started designs yet. They will have conceptual architecture for the zoning. The design of this facility will be driven by the inside. Mr. Underhill introduced Keith Myers.

Keith Myers, Vice President of Planning & Real Estate, OSU, said on behalf of OSU they are very pleased to be coming to this community. The building will be a significant medical ambulatory center. The entrance coming in from Sawmill Parkway is of particular importance to them. They have made a very conscience decision making this the front door to the facility, understanding the size of the building. They have pulled the buildings back away from Sawmill Parkway, creating a real healthy setback. The road is important, coming into the drop off area. On a facility of this size, the drop off areas are critical to how the building functions. The site configuration has been thought through very carefully. The proximity to parking is also very important. Quantity is one thing but proximity is very important. They have hired an architectural firm, Westlake Reed Leskosky DLR out of Cleveland, who does a lot of work with The Cleveland Clinic. We hope to bring many of the features for the Hamilton Road facility to this building, but they won't be identical buildings. This facility will have slightly different services than the Hamilton Road facility which will require modifications to the building. Many of the materials will be used in both buildings. At the very least, the buildings will seem as first cousins, if not brother/sister buildings. They are hoping to be fairly ambitious with their architectural style.

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

The City is very pleased to have OSU become a part of our community. City Council has approved the pre-annexation agreement. We have provided a lot of information to Mr. Underhill over the past several months such as Powell statistics and demographics. Powell and the surrounding area is in need of a facility such as this. The medical office building and ambulatory care facility will be the largest employer in Powell and the largest project we have seen in Powell. We need to carefully plan. Home Road and Sawmill Parkway are going to be the 2 largest arterials in the future of southern Delaware County. If this facility is going to be placed anywhere in Powell, this property is the best. Liberty High School across the street already has an incredible amount of massing like this project will have. The existing zoning which was approved by Liberty Township actually lists hospitals and medical centers as a permitted use. There will be a Phase 1 and a Phase 2. The applicant will have a transportation and traffic engineering study done. All intersections will be looked at. The County Engineer will be involved also. The major concern is the buffering of the north end between the residents. Staff does like the layout of the site. OSU does design to the LEED Silver level which is a very high standard to meet. The uses within the building will drive the height of the building. Design efficiency is important. The size of the property is going to help with the massing. We are doing fiscal analysis to see what all of the impacts will be on the City. OSU will be around for a long time, as opposed to another medical user which could come and go. We feel OSU will be a good partner to have in the City of Powell. Interconnection of pathways through and to the site is another concern. Employees may live near and want to ride their bikes to work. We want the site pedestrian and bicycle friendly. Staff recommends proceeding with the Preliminary Development Plan process.

Derick Stadge, Architectural Advisor, said you can really see the time and thought which has gone into this Sketch Plan. He appreciates this. He agrees with Staff in regards to the siting of the building and the parking in relation to Sawmill Parkway. It makes all the sense in the world. The last thing anyone wants would be to approach this building and have a sea of parking. From a site standpoint, he appreciates the vegetated swales and curbs to break up the lots. It would be nice if you could incorporate some type of rain garden or water management

through them. He will watch the Hamilton Road project. This site could be a showcase for the City of Powell. It makes sense to look at architecture a little more on the modern side. He would caution that an all glass building might not fit the site or the vision of Powell. There needs to be some moderation. He looks forward to seeing the designs.

Chairman Emerick opened this item to public comment. He advised speakers to state their name and address.

John Anthony, 2591 Bryton Drive, said he lives just outside of Powell. He heard this will employ 500 people. He assumes they will be coming from I-270 up Sawmill Parkway or across Home Road, which is even worse. Or down Liberty Road which is once again, worse. This needs to be considered when the traffic studies are done. You have a short life span if you are a goose on Sawmill Parkway. We have seen dead ones all over the place. He doesn't know how the traffic is going to be slowed down or how the flow will be handled.

Brent Burchfield, 1450 Wren Lane, said he is the President of the HOA for Westchester. It is the Carriage Road and Wren Lane housing development off of Liberty. Their road is already heavily traveled and the road doesn't meet Codes. There are unsafe conditions for pedestrians. The amount of traffic this project will bring is concerning. Commissioner Boysko asked where Mr. Burchfield lives. Mr. Betz showed the location on the overhead. Mr. Burchfield said there are 2,000 to 3,000 cars using their road a day; a road which is essentially as wide as a 2 car garage, no berms and there are deep ditches on the side. It's a big concern.

Keith Sarbaugh, 2380 Carriage Road, said he noticed on the site plan an area marked service in the front of the building. Is this a loading dock? Will semis be parked here all of the time? Mr. Myers said there is a service area there because these buildings need a service area. The site is a 360 degree site. This is one of the headaches of the site. Their intent is to fold this area into the architecture. He can't even say right now if this is where the service area will be located. A service area will be placed somewhere. They are just as concerned about this as anyone else. The area will be screened with architecture; a wall, the building, etc. The screening will be permanent; not a landscape screen. Trucks will come in early in the morning and not every day. Most are panel trucks and they are bringing surgical carts and things from their central sterile facility.

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

Commissioner Jester thanked the applicant for coming. He realizes this is a Sketch Plan and there is a lot to do down the road. He thinks this is an excellent location for this type of facility. He appreciates OSU's investment in Powell. The project is outstanding and will improve the quality of life in the community for years to come. The medical facility is going to bring the very best professional medical and support staff to Powell. The supporting businesses this facility will bring is going to be very positive for Powell. He looks forward to the future plans.

Commissioner Boysko said he agrees with comments made already. He realizes the challenges faced with the site, this type of facility and the need for the size of the buildings. How do you respond to people when they ask why the buildings need to be 5 stories high? Mr. Myers said it has to do with medical planning. They are concerned about proximity to nursing stations. It is very difficult to spread out. Medical office buildings have a fairly traditional footprint. The surgical center itself has to connect to the medical office building. This building will be as complex of a building as you will ever come across. It is a series of intertwined features. A smaller footprint is more beneficial. If there were ways to spread areas out, we would have. Medical planners have looked at the plans. Commissioner Boysko said he appreciates pushing the buildings to the front and having parking in the back. It is what everyone prefers. The challenge he sees with creating this type of massing and having four sided architecture is all of the access is from the rear. He is curious to see what will be developed on the front and what will be seen from Sawmill Parkway. Mr. Myers said this is a really good point. The trouble with massing diagrams is the buildings look like blocks, extruded up. We will be looking at places to carve away. He thinks there will be a café inside. They have talked about the opportunity to build a terrace on the Sawmill Parkway side. They are concerned too. Sawmill Parkway will be their face to the community. We will work to break the façade down as much as they can. Commissioner Boysko said this was his concern, there will be 3 big components and whether there is a way to pull them apart to better articulate the buildings and distinguish the pieces/parts so they don't look like one large mass. Mr. Myers said he does think this is possible as we get into the actual designs of the buildings. Commissioner Boysko said the other challenge is access. The way the buildings are situated he understands really needing the access on the south side of the parcel. How critical to the planning is this access if you don't get it? Mr. Myers said it is absolutely critical. Mission critical. Due to the size of the building and the configuration of the site, the site isn't rectangular, the site begins to dictate where the building and parking have to be. We didn't feel like sharing our primary entrance at Royal Belfast would help our neighbors to the north. This entrance is absolutely mission critical. Commissioner Boysko asked if they have had any preliminary discussions with Delaware County yet. Mr. Myers said

they have had some. It seems like we are on the right track. Commissioner Boysko asked if there will be a traffic light at the intersection. Mr. Myers said yes. Commissioner Boysko said ambitious architecture was mentioned. He would love to see something ambitious. Powell is very traditional but this is a great opportunity to deviate away from this. Starting subtle on the lower level and by the time you get to the upper floors, the architecture is very unique. Mr. Myers said we are conscience of the community standards. We say ambitious but this means different things to different people. The scale and character of the building is different enough we want it to be a little forward looking. Commissioner Boysko said he is a little concerned about the 5 or 6 stories so close to the street and residents. Buffering is great but a 6-story building is going to be seen pretty readily. What might help is showing the relationship of the 2-story condos to this building. A site plan study might help. Mr. Myers said this is a good point. They can do this. Commissioner Boysko said the buildings will be well beyond the zoning requirements in regards to height. Mr. Betz said in this current zoning it is 40'. Commissioner Boysko said this is 3 stories at best. Mr. Myers said their floor to floor heights are more than what you would expect. Commissioner Boysko said when applicants request deviation or a variance from Code there is usually a trade-off. What additional amenities would you be providing to offset the variance? The ask needs to be as significant as the give. You are asking for 2 or 3 additional floors, the give needs to be more than just some bike paths and bike stands. Public amenities could go a long way. Mr. Myers said there are always security issues with hospitals. To the degree they can work within the framework of what we have to deal with in regards to security issues, we could look at public amenities. Commissioner Boysko asked what it means to achieve LEED Silver status. Mr. Myers said it is extremely difficult for a medical facility. He isn't the best to answer this but many things such as bike racks to the rain gardens, the storm water treatment system are all going to be necessary for them to achieve this. We will also be dealing with the lighting, the HVAC system and the facades. OSU has adhered to the level for quite some time now.

Commissioner Simpson said obviously the function of the buildings has a lot to do with the design of the buildings. Will this facility be a 24 hour care facility? Mr. Myers said the medical office building isn't. The ambulatory surgery center in Phase 1 isn't. As we move into Phase 2, we haven't figured out all plans with the hospital piece so we really don't know at this time. Higher acuity patients would be treated at the main campus. There may be some procedures performed at the new hospital which require an overnight stay. It is not the intent for the hospital in Phase 2 to be an emergency facility. There needs to be some level of emergency capability but it won't be the main intent. It won't be a trauma center. Commissioner Boysko asked if there will be any urgent care associated with the medical office building. Mr. Myers said there will be walk-in but not urgent care. Commissioner Simpson said he knows OSU has its own police force. Will this facility have City of Powell Police service? Mr. Myers said yes. Commissioner Simpson said his only concern is a project like this could end up being a blockade in the community. Bike paths were mentioned and this would keep the site tied into the community. Light pollution would be his big concern. Mr. Myers said they will be sensitive on this. Commissioner Simpson said Royal Belfast being the only turn out from the facility would be a concern. Mr. Myers said this is why we are pushing for the main entrance. People tend to leave the way they came in.

Commissioner Little thanked OSU for coming before P&Z. He knows OSU had many suitors and they chose Powell. We developed a Comprehensive Plan which is our strategy. This request is consistent with our strategy. It is necessary to ensure Powell remains competitive and a sustainable community. Powell has a lot of competition. We are trying to stay up with our neighbors. It is important to our property valuation and our revenues. Most of our revenue comes from single-family homes. We have data showing this isn't sustainable. This project will help us pay for improvements we can't afford today given our current business model. This project will improve the appeal of Powell and allow us to compete with Dublin, Westerville or Worthington. We are in competition for sustainability. OSU will be around for many years. We look forward to being partners. It will be really important to work with the neighbors. The use is appropriate for the property. The high school across the street should be considered when you decide on the scale of the buildings. The 2 facilities need to complement each other rather than compete against each other. We are developing a medical corridor on southern Sawmill Parkway with the medical centers, the retirement centers. These facilities bring the higher paying jobs, the tax revenues. He encouraged explaining to people how this project will be a benefit and a positive addition to the community. Traffic infrastructure is a key consideration. We have a lot of work ahead of us and he looks forward to working together.

Chairman Emerick said he echoes his fellow Commissioners. He is looking forward to working together. This is a Sketch Plan. The Commission doesn't vote on anything this evening. Feedback and input is given. We look forward to seeing the Preliminary Development Plan.

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.

Jeff Memmer, Memmer Homes, thanked the Commission for taking the time to review his request. Their intent is to target empty nesters. Powell is full of young families with young kids. They are looking for opportunities for grandparents to be able to down size and stay in Powell. The product they are proposing is a townhome. They want to create a charming, low profile plan with high end architecture. The style will have a lasting value. They have tried to spread the units out and have created buffer spaces. They intend to landscape around the entire site plan. The site is relatively flat. There is a lack of bike paths and sidewalk connectivity. They see this plan as an opportunity to continue connection. They have a singular in/out so they can control the flow of the space and to self-contain the area. There are some wetlands on the property. They are working with engineers on the wetlands.

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

There are about 167 acres of vacant property left in Powell; about 4.5% (Exhibit 1A). Some of these infill parcels are now coming in for development. They are difficult parcels to develop. This property is about 4 acres. We usually see Sketch Plans which are further along than we are seeing here. There isn't a lot of information to go off of. We appreciate the pictures and the site plan but we are accustomed to seeing a lot more. It is difficult to provide a lot of comments. Staff doesn't know if this request is for rental units, fee simple or what type of ownership structure is being built. We need to make sure the site will be maintained and taken care of. Will there be HOA documents, deeds and restrictions, etc.? It appears as if all units will be facing the loop road. We assume the loop road will be a private road. The units along Liberty Street should face Liberty Street so people driving on Liberty Street aren't looking at the back of a home. Or, the units need to be designed in a way the front and the back are interchangeable. The Comprehensive Plan talks about thoroughfares, main roadways; creating a rural feel. Looking at the back of a home isn't giving a rural appearance or feel. We would want to see four sided architecture here. We need to know if the plan is consistent with our Comprehensive Plan and Zoning Codes. The wetland takes up a significant portion of this site. The site plan is showing the most amount of homes which can be put on this site. There is no foresight of what affect the wetland will have on this plan. We are an MS4 area so wetlands and storm water runoff is very important; how it is managed, where it will be maintained. It doesn't appear as if this has been taken into consideration. Powell has a sense of place. We need to know this development will have Powell's sense of place. Morgan Place was developed on the same size of parcel. Morgan Place has a sense of place, beautiful architecture. Only 6 units were built at Morgan Place, plus an existing house. This plan shows 34 units. This amount of density in this particular site doesn't seem to be correct. The plan is at 8.5 dwelling units per acre. We allow between 1.7 and 7 dwelling units per acre in our Planned Residence District. We allow over 7 dwelling units per acre if there is significant public benefit or other amenities are provided as a trade-off. This plan, with what we have been given, doesn't merit 8.5 units per acre. And, the wetlands haven't been taken into consideration. He isn't sure this is the type of development we want in this particular area. The applicant needs to submit a more refined Sketch Plan showing much less density and the actual homes they are building. The applicant should outline the site characteristics such as the wetlands. The heights of the units should be given. The designs need to make the site not look so dense. The character or sense of place needs to be shown. We want to know upfront what the development will look like.

Mr. Betz said from a traffic management standpoint, we want access off of Carriage Road and not Liberty. The intersection will have to be analyzed. The access point needs to be directly across from the existing road across the street. The homes need to fit into the natural characteristics of the site as opposed to stuffing as many as you can into 4 acres. This is a remnant parcel, left over from The Woods at Powell North.

Mr. Kambo said it would be fantastic if the site plan could be such that there doesn't seem to be friction between the school and the site. There needs to be more of an interplay or relationship.

Derick Stadge, Architectural Advisor, said he has a lot of the same comments Mr. Kambo and Mr. Betz made. He does think the plan is too dense for this site. He appreciates the single drive entry/exit but it seems to have a service drive feel. Having the backs of units facing Liberty Road and Carriage Road will look awkward. The road looks to be 22' wide. He is assuming this will be 2-way traffic. There are single driveways into garages. He can foresee parking being a real problem. People will park on the street and choke things up. The images don't depict quality architecture. The composition needs to be timeless. If you are going to try and fit 16 units in, you want it to look like 8 units.

Chairman Emerick opened this item to public comment. He advised speakers to state their name and address.

Erin Wesson, 104 Mendolin Way, said she lives in The Woods at Powell which is the adjacent neighborhood. She was a member of Planning & Zoning for 5 years. She appreciates the work of the Commission and she understands Staff's comments. As a resident in a neighboring community she has concerns with density, the backs of the homes showing from Liberty, the setbacks, the impact on water and sewer runoff. She is a parent of students at the school.

There is a lot which goes on in this area. All of the traffic comes through Carriage and Mendolin Way. There is a major cut-through at Rutherford Road. Traffic study or not, traffic is going to be a nightmare. The traffic backs up every single morning. There are 6 different routes into this area. To add the traffic from these additional homes, we will never be able to get out. It is busy even when school is out due to baseball games and track meets. She isn't opposed to development but a lot needs to change.

Marilyn Jacobsmeyer, 2497 Shepherd Court, said she lives right across Liberty Road. She has 4 children in the schools. She worked at Wyandot Run. At 8:05 a.m., the bell rings at Liberty Middle School and 9:05 a.m. at Wyandot Run. The reality is, this is already a very dangerous intersection. Even on a good day when there is no rain or special event at the schools, there is a ton of backup. The density is too much on this space. The wetlands is cool. Some of the classes have gone out and done scientific research on the wetlands. It's nice the wetlands is there and it's important to our community. Wyandot Run will be increasing by 6 classrooms real soon. There will be construction traffic. Please thoughtfully consider this request from a parent's perspective. It doesn't seem like the right time and the right plan.

Tom Tacosik, 2111 Carriage Road, said he is on the Westchester HOA. Westchester is Carriage Road from Route 315 to just west of Liberty Road. We have strong objections to this development. Carriage Road was never designed to be a thoroughfare. It is a road for a home development. The traffic has been overwhelming. If you look at the intersection of Carriage Road and Liberty, it is very common for traffic to be backed up on Carriage back beyond the first curve. It is terrible getting off of Carriage Road, morning and evening.

Keith Sarbaugh, 2380 Carriage Road, said he lives on 2-2/3 acres. Most homes on Carriage Road are on lots about this size. Putting this many homes on a 4 acre lot doesn't fit with the neighborhood. The developer said he wants to keep grandma and grandpa in Powell. When grandma falls down the stairs and breaks her hip it isn't going to be good. A 2-story home doesn't match. When he retires, he wants to retire to a ranch not a 2-story house. The height doesn't fit the narrative. The density is too much. The site is surrounded by single-family homes. It looks like an apartment complex right in the middle of a residential area. He is strongly opposed to this plan.

Charles Klein, 2120 Carriage Road, said someone who moves into this new place is going to have severe problems getting in and out of the development. It would almost be irresponsible for someone to move into this development. The land is a wetlands. When his kids were in school, they went out and did projects. There is probably a reason this site hasn't been developed. It was mentioned when there is high density there needs to be a trade off or another amenity offered. He doesn't see anything being offered for this. It was mentioned this is a remnant space. Was this site considered as a green space trade off years ago? Undeveloped, this lot could have helped justify the larger neighborhoods.

Staci Hood, 2920 Rutherford Road, said she opposes this proposal. The density is too high. Both of her children have gone to the schools. Kids walk to school. It is a nightmare not only on Carriage Road but on Rutherford Road. You add another 34 homes at 2 cars per home on average and it will be worse. She agrees with all other comments.

Brent Burchfield, 1450 Wren Lane, said he is the President of the Westchester HOA. Carriage Road is unsafe. The volume of traffic is currently at 2,000 to 3,000 per day. Adding the traffic from 34 more homes and the new medical center is going to cause bigger problems. We ask the Commission to deny any other multi-family developments between Rutherford and Home Road on Liberty Road due to these issues.

John Anthony, 2591 Bryton Drive, said he lives in Liberty Township. We spend a lot of money in Powell. He has been here 22 years. He thought the school owned this property. There are nature things on this property. There is a large habitat of birds. His daughter went on this property when she was in science class. He contacted Dave King with Olentangy Schools. He asked why the school doesn't own the property. It would be worthwhile if the school would buy the property. The land has a value of \$35,000 for taxing purposes. If the owner wanted to do the area a favor, they would consider selling the property at a good price to the school. A lot of green space has disappeared in Powell. He has a 50' easement behind him. He calls it the DMZ. It keeps him from Powell. The area is wild. He has rabbits, chipmunks and deer. What brings people to Powell isn't putting as many houses as you can on a piece of property. It isn't the terrible congestion. It's the environment we moved up here for. Let's leave some green space. Some real woods. A place for animals to live. He hopes this lot is never developed. It isn't worth it. Donate the land to the school.

Stacie Sarbaugh, 2380 Carriage Road, said she is a member of the Westchester HOA. You have heard from quite a few of us today. They did submit 101 signed petitions against this development. This is important. This development will create very dangerous situations. The traffic does back up to where we live. We see this on a regular basis. This is the least of their concerns. We can show you pictures of tracks from cars which go off the road

at the curve into their yard. Several other neighbors have the same thing happen to them. The road is not up to current standards and scales. She has almost been run over by school buses which have gone left of center. We practically get run over getting our mail. The road is too narrow. Cars zoom by. We have paid out of our own association dues to have the Sheriff patrol the area more. We get no support about our road. She isn't being critical of the Township. They have worked with the association. We are only putting Band-Aids on the situation. Carriage Road, with 3,000 cars a day, has not kept up with the growth. It was intended to be a neighborhood road. Putting anything on this parcel will create a challenge. She is asking that the City and the Township work together. This isn't just a Township issue or just a City issue. It is a community issue. Before any development happens in this area, we all need to get together and resolve this issue. Before someone gets killed. She has seen kids go over their bicycle handles and land in the ditch. There are no sidewalks.

Edward Rogers, 2450 Dauer Court, said he lives in Woodland Glen. He asked what the actual setback is on Liberty Road. Mr. Kambo said it is 53'. Mr. Rogers asked if they would build patios. There should be at least 60'. He said traffic is backed up every morning. Something needs to be done with the traffic. The speed needs to be slowed down. Adding more traffic will make it worse. He doesn't recommend the high density.

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 said the current zoning is Farm Residence. Mr. Betz said the Township zoning came in when it was annexed. The corporate limit ends just before this site. The schools aren't in the corporate limit. Commissioner Simpson said our ability to do any mediation is zero. Mr. Betz said we've made a note to have a meeting with the school district. Hearing all of these concerns, there are some other things which come to mind which might be possible. The County Engineer is the one who controls Liberty Road at this point. Commissioner Simpson said he has some of the same concerns mentioned. When a site evaluation is done, the whole project would have to change. When the City looks at density do they look at gross or net? Mr. Betz said we look at gross. We look at a lot of other things too. Commissioner Simpson said it looks to him as if The Courtyards of Powell would be a good guide. He has concerns about this being a grandparent community with 2-stories. Mr. Kambo said a lot of 2-stories have the master bedroom on the first floor. It isn't always just ranches. Commissioner Simpson said the buildings facing inward is a major issue aesthetically. The road dumping off onto Carriage during school hours is going to be a problem. An adequate buffer would be difficult with the current density. The buildings are positioned pretty tight to the property lines. The road looks very tight in the development. He doesn't know if emergency vehicles could move around.

Commissioner Little thanked the developer and the residents for coming. We are all residents of Liberty Township so we are all in this together. It would be hard for him to have better comments than what Mr. Kambo and the residents said. He appreciates all of the input. It is hard to comment with the limited detail provided. The property is a transitional property. Personally he thinks the density is too much pressure on the site and the intersection. He has been a bicyclist for 30 years. He put 2 kids through Liberty Middle School. He has coached basketball, football and baseball back there. There is a lot which goes on back there. The intersection is already a problem. He is surprised it hasn't been addressed yet. He encouraged the developer to take the feedback and consider a more appropriate proposal if you want to go forward. If the school is using the site as described, he thinks the school should buy it. There may be a liability issue since school kids are going on lot.

Commissioner Boysko thanked everyone for coming out. It's good to get the feedback. He agrees with most if not all of the comments made. He asked Mr. Memmer if he has had a wetlands study done. Mr. Memmer said they are in the process of analyzing. Commissioner Boysko asked if Mr. Memmer currently owns the property. Mr. Memmer said it is under contract. Commissioner Boysko said he does have some experience with wetlands. You will have some challenging obstacles to overcome. You will have to redesign the site to accommodate the mitigation which will be required. He has 2 kids which went through Liberty Middle School. He appreciates the traffic in the area. It isn't an enjoyable experience. It is unfair to blame this development for the traffic. The traffic is really caused by the schools. The schools and the YMCA are the major drivers in the traffic issue. Where this development will come out on Carriage Road doesn't help. There is no easy solution. This development will be a very small piece of what is already happening. The Township, the City and the County need to come together and solve the intersection. It is very dangerous. He always takes a more optimistic approach. Development could help solve some of these problems. He isn't saying we want an 8.5 density development in this area. If the development is scaled down, it could help contribute to the improvements. Senior housing has minimal impact on traffic and schools. The right development could work here. As a Commission, if someone wants to build and they meet the zoning requirements, we have some ability to impact the development but we can't just reject the request. We can't reject a request which meets Code. We can modify the request. Our role is limited if the developer meets the standards.

Commissioner Jester said he heard the residents. He has heard his fellow Commissioner's comments. There are a lot of legitimate concerns. He is concerned about the request. There is a lot of work which needs to be done. We need to listen to a lot of people. He doesn't see enough to move this on.

Chairman Emerick said he is very concerned about the proposed density. He is amazed the school has never picked the piece of property up. It seems as if it should be a part of the school's property. Access off of Carriage is a concern. Emergency access is a concern. Once the applicant gets through the wetlands process, he has his work cut out for him.

A man from the audience asked if the plan currently meets the zoning requirements. Mr. Betz said not now. They would have to re-zone.

ADMINISTRATIVE REVIEW

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

Jim Hartley, Signcom, 527 West Rich Street, Columbus, thanked the Commission for letting them do business in the City of Powell. They are proposing a sign with room for 4 tenant's information. Staff has reviewed and recommends approval if we change the background to opaque. The problem with this is the copy is all dark. If we go with an opaque background there would be no reason to have lights in the sign at all. If they go with an opaque background they will need to flip some colors around. Have dark backgrounds and light copies. We can re-submit another design, reversing the colors. We agree there should be a consistent background color so there isn't a hodge-podge of different kinds of panels.

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

The current sign was approved as a part of the development plan so this request is coming before the Commission. The sign size meets our new Zoning Code for signs. The Commission can recommend Staff review and approve the final color pallet. The new sign is nicer so Staff is fine with the sign. Staff recommends approval with Staff reviewing the final color selection. Mr. Betz said the original sign doesn't work well for them.

Derick Stadge, Architectural Advisor, had no comments or questions.

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 Jester said the new sign is an improvement. You need a new sign with all of the new businesses which have been added.

Commissioner Boysko said the sign looks good. Does the sign need to be an internally illuminated sign? Could the sign be lit externally? Mr. Hartley said it could but it wouldn't be as affective. External lighting causes more light pollution. When just the letters are lit, it just glows. External illumination casts light which doesn't always end up on the sign correctly. There are black-faced letters right now. He is restricted to some reds, oranges or greens. A white background shows dirt more. He would suggest going with a dark background if Staff wants opaque. Commissioner Boysko said he wants to make sure the sign isn't just one acrylic panel. Mr. Hartley said it isn't. There are separate, interchangeable panels.

Commissioner Simpson said he had no questions or comments.

Commissioner Little said there is so much going on in the area where this sign is, he doesn't know how anyone reads the sign. You could put up a new sign and query 100 people. 80 people would say they didn't know a new sign was put up. Is there a more creative way to get attention? Mr. Hartley said the tenants know the sign is up. Commissioner Little said he has no complaints and he is good with the request. The sign just needs to be something you glance at and are able to effectively read quickly. There is so much going on there you can't spend a lot of time reading the sign. Mr. Betz said the Recreations Outlet panel should just say Recreations Outlet and not have all of the other stuff. But, we aren't here to judge what the sign says. For the sign to be more affective, less is probably better. The sign guy knows this but the tenants don't. Commissioner Little said he understands. Making the sign simple would be his recommendation. Commissioner Boysko asked if they can't ask for the sign to be

limited to just the business's DBA business name. Mr. Betz said we can limit the types of letters, the colors, but we can't tell them what to say on the sign. Commissioner Boysko said when he worked for a developer, they wrote in the lease the business could only put their DBA business name on the sign. Mr. Betz said as a City, we can't control what is said on the sign.

Chairman Emerick had no questions or comments

Commissioner Little moved to approve 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, subject to the following condition(s):

1. That the sign shall have an opaque white background; and
2. That Staff shall approve the final color combination.

Commissioner Boysko seconded the motion.

VOTE: Y 5 N 0 (Cooper & Hartranft absent)

OTHER COMMISSION BUSINESS

Mr. Betz advised the Commission there will be a special meeting on July 25th. Mr. Kambo said there will be 3 items on the Agenda.

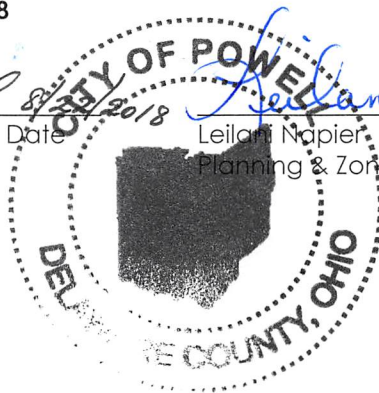
Chairman Emerick advised everyone he will not be present at the August 8th meeting.

ADJOURNMENT

MOTION: Chairman Emerick moved at 9:03 p.m. to adjourn the meeting. The Commission seconded the motion. By unanimous consent, the meeting was adjourned.

DATE MINUTES APPROVED: July 25, 2018


Donald Emerick
Chairman



Date


Leilani Napier
Planning & Zoning Clerk

Date