

## 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 25, 2018

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Don Emerick on Wednesday, July 25, 2018 at 7:01 p.m. Commissioners present included Ed Cooper, Shawn Boysko, Trent Hartranft, Joe Jester, Bill Little and Shaun Simpson. Also present were Rocky Kambo, Assistant Development Director; Derick Stadge, Architectural Advisor; Karen J. Mitchell, City Clerk and interested parties.

### STAFF ITEMS

None.

### HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

Chairman Emerick opened the public comment session. Hearing none, Chairman Emerick closed the public comment session.

### APPROVAL OF MINUTES

MOTION: Commissioner Bill Little moved to approve the minutes of July 11, 2018. Commissioner Jester seconded the motion. Commissioner Cooper abstained. By unanimous consent of the remaining Commissioners, the minutes were approved.

### CERTIFICATE OF APPROPRIATENESS

Applicant:	Matthew Althouse
Location:	26 W. Olentangy Street
Existing Zoning:	(DB) Downtown Business District
Request:	To review a proposal to revert back to the previously approved architecture and site plan for a restaurant and bar.

Dustin Sun, 9619 Shawnee Trail, Shawnee Hills, said Matt Althouse wasn't able to make the meeting tonight. They are back to get approval to keep the addition on the right side of the building. They got approval to knock this side down. They are going back to their original plans but they have a different parking area.

Paul Butler, CCS Construction, 8675 Memorial Drive, Plain City, introduced himself.

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

The drawings are essentially what Mr. Sun first brought to Planning & Zoning. They changed the roofline, the site layout and they were going to tear down the side of the building in their second request, which was a little more palatable. Now we have the best of both worlds. They have an agreement with Dr. Waddell for additional parking. Staff has no issues with the request as it has been brought back. This is a far better design, look and use. Staff recommends approval with the conditions listed in the Staff Report. The Historical Downtown Advisory Commission (HDAC) reviewed this request in the past and liked the original plans much better.

Derick Stadge, Architectural Advisor, said this is a dramatic improvement over what is on the site today. He apologized for going over areas which have been discussed in the past. He is trying to catch up on the plans. In terms of Architectural Guidelines and the pedestrian scale, the applicant did a great job. He likes the entrance and the cornice, how the massing is broken up. He encouraged extending the entry feature down to the ground plate. It will emphasize the entrance more and add detail. He is confused whether the window is intended to be operable and will open.

Mr. Butler: Correct.

Mr. Stadge: What is the plan for a barrier? Will alcohol be served in the restaurant? What is the intention on how this will be secured?

Mr. Butler: There could just be railing inside because the barn doors are going to slide back. Mr. Butler made other comments without stepping to the podium (inaudible).

Mr. Stadge: Then nothing too elaborate or too solid or heavy. What about the downspout and gutter on the far, southeast side of the building and the roofline.

Mr. Butler made comments without stepping to the podium (inaudible).

Mr. Stadge: The gutter and downspout will move back, north of the fence.

Mr. Butler: Yes.

Mr. Stadge: I understand the sign light. The scale of the sign seems a little bit off. If there is an opportunity to make this a little more concealed and use the new entry piece you are creating it might be more affective. Take a close look at the Architectural Guidelines and Historic Guidelines for sizes. The drawings make the sign look a little large. Site plan wise, I get the applicant is trying to maximize parking. I do worry about the usability of the accessible handicap space. If you could picture someone backing up and trying to turn around and get out of the space, they will probably have to back out of the entire parking lot. You can't back up without hitting the stairs and railing. Take a close look at this.

Mr. Butler: OK.

Mr. Stadge: What are the plans for dumpsters and recycling?

Mr. Sun: Initially they are going to use the space for the walkout, use it for totes. They will see what volume they have and probably work with a nearby neighbor to share a dumpster.

Mr. Stadge: Will this area be screened with vegetation or a fence?

Mr. Sun: Yes.

Mr. Stadge: There is an overhead door at the patio. Will there be seating here in the future?

Mr. Sun: No. It's for air circulation, especially in the summer when the barn door is open. The windows will be stationary.

Mr. Stadge: Do you have a survey so you know where the finished floor is inside versus where it is outside on the pavers, trying to adjust to hit the door? It is going to take a surgeon to set them just right and still meet ADA compliance and make it an accessible entrance.

Mr. Butler: The existing slab is already there. They are going to rework the pavers and make it work.

Mr. Stadge: Do you have any idea of how many they are trying to make up?

Mr. Butler: It is less than 2".

Mr. Stadge: Do you have enough there so you can make up for the fall heading south from the door?

Mr. Butler: Correct.

Mr. Stadge: Are you going to have a pretty good sized exhaust fan on the roof?

Mr. Butler: Correct.

Mr. Stadge: Have you taken a look at site lines to see what this will look like, to make sure it won't be seen from ground plate?

Mr. Butler: I believe so. You won't see it from the front because the roofline goes up so high; the parapet.

Mr. Stadge: My concern is exhaust fans can come in many shapes and sizes. They can have a pretty high stack on them. This roof slopes up and the peak is here.

Mr. Butler: Correct. The exhaust fan is closer to the rear of the building and you won't see it.

Mr. Stadge: In the elevations you show the more central chimney remaining. Is the plan for the chimney on the east side to come out?

Mr. Butler: Yes. It is leaning now and looks like it will be a hazard.

Mr. Stadge: You will patch the roof there? The divided light deviates a little from the Architectural, Historic District Guidelines but this being a commercial building he thinks it is very appropriate. He likes how it breaks up the monotony of everything being too light. Mr. Meyers brought up the windows in a previous HDAC meeting. Are they going to be aluminum, wood clad on the exterior?

Mr. Butler: Yes.

Mr. Stadge: Great. Are you trying to use the existing roof?

Mr. Butler: Yes.

Mr. Stadge: Are you going to refinish the roof.

Mr. Butler: No. They will do flashing and this will be it.

Mr. Stadge: Will the roof remain exactly as it is?

Mr. Butler: Yes.

Mr. Stadge: Are all of the windows along Olentangy going to be fixed?

Mr. Butler: Correct.

Mr. Stadge: On the exterior, you are wrapping the east side with new siding. At the very least this needs to happen on the west side. Trying to get the fit and finish of the existing siding, cutting in the new window, will finish the building better.

Chairman Emerick opened this item to public comment. He advised speakers to state their name and address. Hearing none, Chairman Emerick closed the public comment session and opened the floor for comments and questions from the Commission.

Commissioner Cooper said he is glad to see the request come back in its former shape. Aside from the comments made by Mr. Stadge, he has nothing else to add.

Commissioner Jester asked the applicant to go over the handicap entrance and parking. Mr. Butler pointed out the ADA parking space. Commissioner Jester asked how many handicap parking spaces there will be. Mr. Butler said one (1). There are only 40 seats and 6 parking spaces on site. Mr. Kambo said if you feel they need more than one handicap parking space, you can add a condition to the approval. Staff can look into it. Commissioner Jester asked if this is accurate according to the number of seats. Mr. Butler said yes, for this number of seats.

Commissioner Boysko said he appreciates the effort to come back and the revised architecture. He agrees with all of the comments made by our Architectural Advisor. Are you open to making these changes? Mr. Butler said yes. Commissioner Boysko said great. There isn't anything identified as screening for the dumpster. Will there be additional screening for a dumpster up against the building? Mr. Butler said they will probably do a cedar fence or something, whatever is appropriate and used in the area. Mr. Kambo said Staff could review the details and make sure it is appropriate. Commissioner Boysko said he remembers there have been long discussions about parking and this being a high intensity use. The project was scaled back and the dining area was reduced and occupant load was reduced. Now we are back up to the original size and the occupant load is much larger than the 2<sup>nd</sup> time around. He is still concerned with how we are dealing with parking. This still falls under the high intensity use. Mr. Kambo said when this was previously approved, the applicant was going for 44 seats. The requirement is 1 parking space per every 3 people. This has about parking 15 spaces. Since the 2<sup>nd</sup> approval when they changed the roofline, they went to 40 seats. This requires about 14 parking spaces. This new design is keeping the 40 seats. With the Code change, you are not required to give a 50% reduction. You can choose to give a 50% reduction. As Staff said in previous Staff Reports, you need to weigh getting a brand new building and getting a new use. Chairman Emerick asked if additional seating was proposed in the original request. Mr. Kambo said yes. Chairman Emerick said he thought the applicant was asking for 60 seats. Mr. Kambo said it was far more than 40. They have cut it down substantially. Commissioner Hartranft asked if patio seating was mentioned. Mr. Kambo said the patio was supposed to be put where they would have torn down the side of the building. Now that they aren't tearing the side of the building down, there won't be patio seating. Commissioner Boysko said there is patio seating to the east in the public right-of-way which is being added. Commissioner Hartranft said this is what he was wondering. Mr. Kambo said no. Mr. Butler said there isn't going to be seating outside. This is a different parcel. Mr. Kambo showed the site. You are recalling when the side of the building was going to be removed. The side of the building is being kept. There will be no outdoor seating. Commissioner Boysko said there is a door going out the east wall to an area which could be used as additional seating. Mr. Butler and Mr. Kambo said no. Mr. Butler said it is an emergency exit. Commissioner Boysko asked if the area will remain a public seating area. Mr. Kambo said exactly. Commissioner Boysko said seating plans show the applicant is up to 47 actual seats. The plan says 68. Potentially you can fit 68 people in the space. He is a little skeptical. Mr. Sun said when you walk in there is a bar up front. Those seats probably won't be there because nobody will want to sit right in front of the door. Those seats will be shifted elsewhere. 40 seats is probably a good number, unless we have standing room, but we aren't going to. Mr. Kambo said as in past approvals, the Commission can specify the maximum number of seats the applicant is allowed to have. 40 is what Staff has been told. Commissioner Boysko said the revised plan shows 47. Mr. Kambo said they are incorrect. Commissioner Boysko said he wants to make sure there is adequate parking. How many parking spaces are on the property and off the property? Mr. Sun said 9 and 5. Commissioner Boysko asked where the additional 5 spaces are shown. He doesn't see them on the plan. Mr. Kambo said there are 9 spaces on site. The other 5 spaces are on Dr. Waddell's property, down the street, to allow overflow parking. The parking agreement with Dr. Waddell is included. Commissioner Boysko asked if these 5 spaces are going to be developed. They don't exist now. Mr. Butler said the 9 spaces in the back are going to be developed. Mr. Sun said the 5 spaces will be developed. They aren't there now. They will make them. Mr. Butler said it is a part of their build out. Commissioner Boysko asked if we think the 9 and 5 spaces, 14 spaces, are enough to accommodate the 47 seats. Do we need to update our parking plan to accommodate additional parking in the public lot? Mr. Kambo said we are going with 40 seats. At 3 seats per person, we are sitting at about 13 parking spaces, or 14 when you round up. The applicant has met the minimum parking requirements. Per Code, in black and white, the 14 spots meet requirements. Mr. Sun said even with the patio we had approval the second time. Commissioner Boysko said he still isn't clear on the math but he will leave it at that.

Commissioner Simpson said he wasn't here for the earlier reviews. It seems as if reverting back to the old plan is definitely a positive in every direction. He will defer back to everything which was done before.

Commissioner Hartranft said in regards to the parking lot agreement and the signage, will you monitor the lot? Mr. Sun said they can do what they can but he doesn't know how they would monitor or restrict people. Commissioner Hartranft said we have talked about developing some common, standard signage which can be used for onsite and offsite parking. Are we working on standard signage? Mr. Kambo said yes, as much as possible we want to share parking. The intent of this is to ensure we aren't building more parking. Uses are better than parking. We are going to come up with a design standard for these parking signs so people know. This could be the first, initial case study for us. Commissioner Hartranft asked what we are voting for tonight, with a Certificate of Appropriateness. Mr. Kambo said a Certificate of Appropriateness is a one-time review unless you table for further discussions. Commissioner Hartranft asked if the applicant will be coming back before the Commission. Mr. Kambo said no, you are voting on the approval tonight.

Commissioner Little said he thinks it is great the plans are going back to where they were. He knows Staff tried to capture in Item #4 all of the previous things we talked about, make sure they are included in the motion but he wants to confirm the applicant is requesting 40 seats. Mr. Sun said yes. Commissioner Little said he also had a hard time seeing what is being done. Do you have a parking agreement with 30 West Olentangy Street? Mr. Sun said we do. Commissioner Little said you also have a parking agreement with 49 and 55 Scioto Street. Mr. Sun said we have Scioto Street. We don't have Olentangy. We don't have an agreement with next door. Commissioner Little said you are not counting the parking spaces at 30 West Olentangy Street in your calculations? Mr. Sun said correct. Commissioner Little asked if the applicant is still planning on paving their portion of the lot. Mr. Sun said yes. Commissioner Little asked if the City Law Director has reviewed the parking agreement with 49 and 55 Scioto. Mr. Kambo said no, not yet. We would have our Law Director review it as a part of the review process. Commissioner Little said he is trying to make sure what is relevant and what isn't. We discussed in previous reviews that this project would be a good property to start out with using directional signage. We said we wanted a sign in the parking lot and at the front door. Commissioner Boysko said this could be included in the sign submittal. Commissioner Little said this is a good idea. We did list as a previous condition that we wanted the applicant to come back 60 days after occupancy was granted to report how parking is working. We mentioned valet parking if parking wasn't working out. Is this still a concern of the Commission? Commissioner Boysko said it can't hurt for them to come back. Mr. Sun said if we could use the designated parking space out front, which isn't counted as parking right now. If we do valet, it would be a good idea to do it out front. We would be glad to do this, especially on weekends. Commissioner Boysko asked if this really fits the model. It's more of a bar than a restaurant. Mr. Sun said correct. It is going to be a modern, fast, casual Tiki bar. Commissioner Little said maybe we need to see if parking is really an issue. If we decide it is an issue and valet parking is a way to address the issue, we could decide then how to do fix it. Chairman Emerick agreed. Commissioner Little said going forward, not for this applicant but for the next, we've used up all of the virtual parking. If another applicant comes along and wants to add to the virtual parking, we will need to take a usage inventory at that point.

Chairman Emerick said everyone has asked his questions.

MOTION: Commissioner Little moved to approve a request for a Certificate of Appropriateness for the property located at 26 W. Olentangy Street as represented by Matthew Althouse, to allow the applicant to revert back to the previously approved architecture and site plan for a restaurant and bar, subject to the following condition(s):

1. That the applicant shall work with the City's Public Service Department to rearrange the public seating adjacent to the structure, and
2. That the signage designs, including the signs directing customers to other parking locations, shall be brought before the Planning & Zoning Commission prior to issuance of a Certificate of Occupancy, and
3. That all Engineering Department comments and requirements shall be met, and
4. That the applicant shall work with City Staff to incorporate the Architectural Advisor's recommendations, and
5. That the applicant shall work with City Staff to obtain approval on how the dumpster will be screened, and
6. That the number of seats shall be limited to forty (40) seats at all times. Should the applicant or a successor desire to increase the occupancy level in the future, the applicant or successor shall be required to come back before the Planning & Zoning Commission and shall demonstrate parking is sufficient to support a specific increase in seating over the approved forty (40) seats, and
7. That the applicant shall place a map-like sign at the entrance to their parking lot which declares the rules for the shared parking lot and directs patrons to other parking options, to include the Village Green (municipal) parking lot, the west parking lot next to the railroad, West Olentangy Street and other shared parking sites as appropriate. The map-like sign shall be brought before the Planning & Zoning Commission for review as specified in condition #2, and
8. That the applicant shall also place similar, yet smaller in size, signage at the front entry of 26 West Olentangy Street, directing patrons where to properly park. This smaller sign shall be brought before the Planning & Zoning Commission for review as specified in condition #2, and

9. That the tenant/owner of 26 West Olentangy Street shall come before the Planning & Zoning Commission within thirty (30) days in the event the shared parking agreement with 49 and 55 Scioto Street becomes void after issuance of a Certificate of Occupancy. At which time the Planning & Zoning Commission shall determine whether adequate parking still exists, grant an extension up to sixty (60) days to allow the tenant/owner to make additional parking accommodations or shall reduce the number of allowed seats accordingly, and
10. That the applicant shall come before the Planning & Zoning Commission within sixty (60) days of occupancy to determine whether valet parking is or is not needed to enforce the parking agreement and use of public parking lots.

Commissioner Boysko seconded the motion.

VOTE: Y 7 N 0

#### **AMENDMENT TO AN APPROVED FINAL DEVELOPMENT PLAN**

Applicant: BJ Artrup/Gallo's Taproom  
Location: 240 North Liberty Street  
Zoning: (PC) Planned Commercial District  
Request: To amend an approved Final Development Plan in order to allow for a different design from the previously approved outdoor patio.

Robert ("BJ") Artrup, Architect, 3141 Polley Road, Columbus, said he has never worked in Powell before. He has been brought in by the contractor unaware of what was being done before.

Nicki Gallo, 240 N. Liberty Street, said she is one of the owners of Gallo's Taproom. She came to answer questions and give support.

Mr. Artrup said the contractor told him what was needed. He did the design and went to get a building permit. This is when he found out there was a Commission.

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

Staff is happy Gallo's is doing well and is ready to move forward with a patio space. Commissioner Little asked if the Commission has reviewed a patio before. Mr. Kambo said we did. Commissioner Little asked if the patio was approved or did we ask for the applicant to come back? Mr. Kambo said it was included. There has been a change in the type of outdoor patio space proposed versus what was approved before. The original request included a TV wall, a rock wall, a fireplace, an outdoor bar area, seating areas. They now want to add 2 trellises. What they are proposing now is very different from what was originally approved. The new proposal is much less refined. There isn't much detail, no TVs, no fireplace and the seating area isn't shown. Instead of taking the patio out and over the swale area, which would create a number of engineering issues, they have decided to keep the patio back and away from the area. Overall, Staff is very happy with an outdoor patio space. We often talk about activating spaces and bringing people in off the street, extending the downtown northward. The proposal, as is, doesn't have the look and feel, the level of quality material we are used to seeing. This is on such a prominent street. We want the patio to have a presence, a look. The plans are less than impressive. Staff recommends the patio be approved with the conditions listed in the Staff Report, but we need far more refinement in details, quality materials. Staff could review or the Commission can ask for the applicant to come back. We want the applicant to be able to move forward and get this completed as soon as possible so they can still enjoy the summer crowd.

Derick Stadge, Architectural Advisor, said the narrative in the plans mentions a potential covered bar being added. In terms of your vision for this space, would this still apply or is it more applicable to the previous submission? Mr. Artrup said did you say covered with a roof? Mr. Stadge said this is what I'm asking you. Ms. Gallo said there is still a plan to have a bar. The first drawings look beautiful with all of the seating and flowers. This will be their ultimate goal, to finish and get to that point. She said with time and money, they want to start small and continually add on and make it nice. They want to make it a beautiful site. She is from Powell. She has grown up here. The trellis will be added. We have the westward facing sun. Do we use umbrellas or do we use trellis? We want to use something which is very pleasing. We brought BJ in to get the first stage started. We plan to add on from there. We may have to come back. We may not have the stone fireplace but we want TVs and the nice seating. Mr. Stadge asked if the bar area is to the left. Ms. Gallo said yes. We did cut the patio back because there may be engineering problems with the drain. Mr. Stadge asked if the trellis would be redundant. Or would it be adapted? He struggles to picture how the bar would work with the space you have left between the trellis and the building, with how you have the column situated in the entrance/exit. Ms. Gallo said they originally had the bar up on the right. This is where they are planning on putting the bar. Mr. Stadge said he understands how they have the patio centered on the landscape feature and offset from the building. This is very intentional. Is this your intention BJ?



He asks because when you look at an elevation, most folks driving by will associate this more with the building than the rock out-cropping in the swale. It's off enough, but it's still close that it looks like a near miss. I want to ask you to think about this. All the landscaping along the building and the larger bushes which are south of the patio but north of the rock out-cropping will have to be removed to build the fence and trellis. Ms. Gallo said everything on the left will have to be torn out. The bushes on the far right will be gone. She pointed out the bushes and tree they want to try and save. She wants to keep as much of the natural greenery as she can, for shade and to make it look nice. Ms. Gallo asked Mr. Artrup if this is what he wants to do. Mr. Artrup said he hadn't gotten to landscaping yet. Mr. Stadge said the point is, everything around the building has to go. You have to get in and start laying the patio. Whether you go back and replace is another issue. You should definitely look at this. The plans you have submitted don't show any landscaping yet. Softening up the edge will make a huge improvement to the Liberty Street façade. As you start to consider what the fence will look like from the Liberty Street side, it would be great to use something built in place like wood. He asked Mr. Kambo to show the sample image of a fence. The fence doesn't have to look exactly like this but something similar to warm up the edge. You could use the black fence on the sides. This would be a good compromise and will dress up the front of the building. Mr. Artrup said the trellis will be cedar. Mr. Stadge said they would go very well together. Do you envision lighting or fans? Mr. Artrup said the discussion with the contractor was to have 2 poles, the far back left corner and right corner, bring up some conduit and have string lights. Lighting hasn't gone any further than just a decorative, string lights. Mr. Stadge said this is obviously something which can make or break the aesthetic of the patio. It is something to think about. We would like to see more on this. The other thing which jumped out to him, at the existing entrance, you currently have a window. You are cutting in a door and you have the 2 half side lights. The 2 half side lights look a little funky. They should come all the way down. You will find a door which is more standard that way. Beyond this, the space does scream for an exterior space along the street edge. It will be fantastic space and heavily used. His biggest concern is dressing up the Liberty Street side.

Chairman Emerick opened this item to public comment. Hearing none, he closed the public comment session and opened the floor for comments and questions from the Commission.

Commissioner Simpson asked what the Commission is determining tonight. Mr. Kambo said as an Amendment to a Final Development Plan, this is a one-time look unless you decide to bring the applicant back. We are looking for approval of the concept as shown with Staff's review of the finer details. Or, you can table the request and ask for more details. Commissioner Simpson said this will add a lot to the corner. It is something which will be used. He would like to see more information, more detail.

Commissioner Hartranft asked what kind of materials will be used on the deck of the patio. Mr. Artrup said stamped concrete. Commissioner Hartranft said so you aren't using pavers? Mr. Artrup said correct. Commissioner Hartranft asked how much seating? Mr. Artrup said they will have 58 seats, about 16 SF per person. Commissioner Hartranft asked what material the fence will be. Mr. Artrup said aluminum. Commissioner Hartranft said the trellis will be cedar. Mr. Artrup said correct. Commissioner Hartranft said he would like to see the door suggestion made by Mr. Stadge followed. The door looks out of place. Ms. Gallo asked if he meant make the door bigger. Mr. Stadge said take the 2 side lights down to grade, to the paving. A double door could work too. Extra egress is never a bad thing. Commissioner Hartranft asked what the process will look like if the applicant wants to start simple and upgrade year after year, trying to get to the originally approved patio. Will the applicant have to come back before Planning & Zoning? Mr. Kambo said since this is the first time he has heard this, he thinks the applicant should come back before Planning & Zoning. There isn't enough detail to go off of what has been given. It's probably going to be great but we don't have enough to see this. Commissioner Hartranft asked if this project is shovel ready. Ms. Gallo said they want to start as soon as possible. Commissioner Hartranft said you want the patio in before the season ends. He would hate to hold the applicant up. Ms. Gallo said she promises at some point the patio is going to look amazing. It's just the time and money to get there.

Commissioner Little thanked the applicant for coming in. When you first came in, you gave us a lot of concept and ideas of what you want to do. Today you are changing this and shifting directions a little bit. He suggests briefly tabling the request. He has heard there needs to be more detail. You should try and identify the end in mind and we can approve it. You can go step by step to get there and not have to come back again, unless you deviate from what is approved a significant amount. If you look at Ill Mannered down and around the corner, we spent a large amount of time looking at their patio. He would have a hard time approving the request today. Ms. Gallo said they had a lot of trouble with their contractors since 2016. A lot of stuff was supposed to be included and it wasn't. They had a lot of additional costs incurred. They didn't get the patio they thought they were originally going to get. They have had to back track. Commissioner Little said he thinks they can get there. This is an important building. It has a lot of frontage visibility. We need to look at more information.

Commissioner Boysko said he agrees with everything the Commission has said and Mr. Stadge's comments. He

can't emphasize enough. You need to look at where you want to be five years from now, with all of the improvements, the bar, the landscaping, the trellis, the patio, all the pieces and parts. Once you have the plan the way you want it to look, we can start to dissect and divide into Phase 1, 2, 3 and 4; dividing the work into smaller chunks. We all need to see a master plan, the end goal. We need to see what the final goal will include, additional landscaping, lighting, fans, fencing, and trellis, all of the components. It is in your best interest to come back with a master plan. The idea is great. It will add vitality to the space. Gallo's is a great anchor to the shopping center. You need to treat this as an extension of the building, an extension of the façade, more than just a trellis and a patio. You mentioned 58 seats. Keep in mind this is 19 additional parking spaces. He doesn't know if the site can accommodate 19 more parking spaces. You need to figure how to deal with the additional use. It's going to be a great active place. A good place to be for the parade.

Commissioner Jester said he agrees with and supports everything which has been talked about. What is your timetable on the project? Ms. Gallo said they wanted it last year. The sooner we can start the better. It's been hard getting contractors and have them follow through with what they say they will do. Our goal is to get it done as soon as they can. Commissioner Jester said in reality you are into next year now. It's August. Ms. Gallo said they were trying to get the patio in by September for football season.

Commissioner Cooper said we need more details. Come back with the final details as everyone is asking and we will get you through as soon as we can.

Chairman Emerick said if he had to vote tonight, he couldn't vote for this based on what he has in front of him. You should talk with Mr. Kambo and Mr. Stadge further and provide the detail we need to see. We can talk about phases once we have something to honestly evaluate.

Commissioner Little moved to table the Amendment to an Approved Final Development Plan for the property located at 240 North Liberty Street, as represented by BJ Artrup, Gallo's Taproom, to allow for a different design from the previously approved outdoor patio.

Commissioner Cooper seconded the motion.

VOTE: Y 6 N 1 (Hartranft)

#### **SKETCH PLAN REVIEW**

Applicant:	Chris Bradley/The Camber Company
Location:	185 North Liberty Street
Existing Zoning:	(R) Residence District
Proposed Zoning:	(PR) Planned Residence District
Request:	To review a proposed single-family subdivision consisting of 21 residential units on 5.36 acres.

Chris Bradley, 6760 Colt Court, Dublin, said the property is the Perry's. Mrs. Perry is here tonight. There are 2 parcels which add up to about 8 acres. The survey shows the lot split which would be required for this development. The portion is about 5.3 acres. The portion to the east would remain the same. We read the revitalization plan. We think our plan is in line with the vision. Access off of Adventure Park Drive would be required. There will be 21 detached, residential lots. The lots are 50' wide and a minimum of 100' deep. One to 2-story residential houses will be built. We are working on this part of it and will bring more details on the product type in the Preliminary Development Plan. The homes will be very charming and appealing to the history of Powell. Maybe a little modern as it relates to floor plans and livability. In talking with Staff, he understands there is a desire for the road to connect to Depot Street. In his opinion as the developer, he considered this. It changed the development plan they had to put together. He read the traffic report and talked with Trans Associates. He gets the idea but he has a hard time understanding how critical the connection actually is. Particularly when you look at the condition of Depot Street. The street is 40' wide right now. There is parking from the brewery. Cutting through here to get to Liberty Street will be a challenge. He isn't sure it is the best thing. He is neutral. He wants to be cooperative. It would require the neighboring property to the south owned by Mr. McClurg. We have met and discussed this. He isn't real excited about it either but he is neutral and willing to work on it. It won't be cheap. We would want to understand how we will work together from an economic standpoint. Ultimately, he would like to move forward in a fairly timely fashion though the process. He is prepared to create a development which leaves the opportunity to do the extension at some point. Plans show a 50' right-of-way right now. The street section is about 30' of pavement curb to curb with a 5' sidewalk and 5' tree line. This will make a nice streetscape for the neighborhood. Where the road comes into the project, the trail is a park piece. We are taking about a 30' piece of the trail. It will be a road and right-of-way. It still functions the same. You are just walking across the street as opposed to walking on a trail. There has to be some kind of trade for land. We are willing to work and cooperate on the exchange. The plan currently shows detention in the southeast corner and possibly by the entry. We will probably need to have most of the detention on the northeast corner due to the way grades work. We will fix this on the next version.

This is a re-zoning. The property is currently zoned Residential and we want to re-zone to Downtown Residential. This allows 6 or 8 units per acre. The density is about 4 units per acre.

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

There was a grant which was awarded to the City in order to construct the park. As a result, the land is designated as a CFR 6(f) property. This means any time park land is removed, what is given back has to be twice in value. Staff has some ideas on how to get this out of the development, make everybody whole and make an access to the property. There is a very large flood plain which is along the front of this property. This is why there is a bridge going over into Adventure Park. This makes it understandable why they aren't trying to build a road out onto Liberty Street. The cost would be quite high and we don't want to build on the flood plain. The next best option is to go up on Adventure Park Drive. Staff isn't saying the cut-through or roadway is needed. All Plans determine the grid needs to be extended to the north. We need to alleviate an abundance of traffic at the 4-corners. We need to thin out the traffic so it has other routes to travel. This is the logic behind providing the additional downtown road networks. A roadway will also increase bicycle and pedestrian access to the park. If this development happens, do you want the residents to have to take a longer route around to get to downtown or do you want them to have access via Depot Street to businesses. It would be an exceptional selling point for this development. Staff also wants the cut-through to avoid cul-de-sacs. One entrance/exit to a development leads to friction and traffic issues. The access road will provide more than one way to get into and out of this development. Staff feels the re-zoning is a great thing. The developer will have to abide by the Downtown Architectural Guidelines. Water lines and sewer lines will need to be connected which are outside of this property's boundaries. If they cross over City land it will require City Council easements. He doesn't foresee issues with this. There is a pump house or a well which needs to be verified whether it is still in use or de-commissioned. Mr. Bradley already mentioned moving the detention basin off site. It makes sense due to the grading of the site. We may want to consider squaring the lots off. Mr. Kambo pointed out an area to make a part of the City owned right-of-way. In the future, if the parcel in the back, behind the flood way, is split off and 2 or 3 lots are created, a potential common access driveway could create a spur off the roadway rather than cross a flood way on 2 or 3 lots. There are beautiful, old oak trees Staff would like to see retained. The trees are a beautiful buffer between the park and add to the aesthetic of the park. Maybe the area could be dedicated to the park, given to the City in exchange for the access/entry off of Adventure Park Drive. This detail could be worked out later with the developer. Whatever is built here is going to have to be of the highest architectural value. The property is in the historic core, a very important parcel. There needs to be 4-sided architecture. It is good Mr. Bradley is already thinking of what Powell is and wants to provide the look, the feel. Specific housing types in the Preliminary Development Plan will be something we will be looking for. Staff does recommend the applicant proceed with a detailed Preliminary Development Plan, keeping the comments in our Staff Report in mind.

Derick Stadge, Architectural Advisor, said Mr. Kambo covered everything in great detail. He does want to mention connection with the hike and bike trail. He thinks the connection would be more successful if it was along the tracks. It would be beneficial to the residents who live in these homes. Scenically it will be a really cool connection. If the future connection was tandem with this and you used it as buffer space along the tracks, it will allow more green space. You can put the hike and bike trail as an additional lane or it could be a widened sidewalk. He realizes this could severely change plans of the development. Mr. Bradley asked if Mr. Stadge meant the road back in the back. Mr. Stadge said the future connection. Mr. Bradley asked if Mr. Stadge means moving it somewhere else. Mr. Stadge said move it so it runs parallel to the tracks. Mr. Bradley asked how people would get to Adventure Park then. Mr. Stadge showed where the cut-through would be and pointed out parcels which would go to the east. He does agree with Staff that connecting the grid is important. He thinks the off-set will deter people from cutting through and act as a natural traffic calming measure. He does realize this would create some wrinkles which will need to be thought through. It is food for thought. Mr. Bradley said it wouldn't be a bad idea. He would need direction on the alignment of Depot Street. Mr. Stadge said there are some really neat things you could do with the frontage.

Chairman Emerick opened this item to public comment.

Garry Swackhamer, 76 Scioto Street, said he has a lot of interest in the history with this City. His family has been here for over 150 years. He lives in his grandparent's home. His grandmother was born in 1899 across the street. He was on Planning & Zoning for 6 years when we were a Village and on Council before this. This gentleman's proposal is nice. He would have liked to have seen this land go to the park. He thinks the 21 homes proposed is a fair amount. He thinks the developer could even go up more. He wouldn't want to see any more than 5 units per acre. Case and Scioto Streets currently have cut-through traffic. We have spent hundreds of thousands of dollars over the years on traffic studies. We see very high speed traffic on Case and Scioto. People blow off the stop signs. No one is going downtown. They are going to Bob Evans, Giant Eagle and Kroger. In reality, we should limit traffic,



where it goes. It is total chaos. We even have road kill. Nothing he approved over the years allowed cut-through traffic through the sub-division you live in. He proposes having people go up to Seldom Seen Road, over to Sawmill Parkway, which are roads which can handle the traffic. Any more traffic we keep adding to Powell Road with these new developments just increases the traffic on Powell Road. It needs to be diverted more onto Seldom Seen. A cut-through to Depot Street is going to cause the same high speed traffic we experience. We know the Police Department is limited on what they can do. He wants to caution, great intentions don't always pan out well.

John Marefka, 90 E. Case Street, said he does The Owl from Powell. Mr. Kambo did a great job. He actually even convinced me to do this. But, he has 2 problems. He runs through the park every day. It is heavily used. He is concerned with taking the road out into the park. It will be right across from the skate park. The kids go down the sidewalk on their skateboards. There are bikers and dog walkers. Runners. Once this road is connected to Depot Street it will be a high speed cut-through. It isn't going to work the way everyone thinks it will. Mr. Kambo talked about the brewery as an asset, which is true. But, putting a brewery at one end of a street and a park at the other end of the street seems like a disaster waiting to happen, especially if someone gets hammered at the brewery. The flood plain is a really good point. He would like to see this road go someplace rather than into the park.

Larry Coolidge, 78 W. Olentangy Street, said he has known Ms. Perry for 40 or 50 years. He knew her parents. He knew they had the land for sale. The last proposal brought through had 42 units on the property. This proposal reduces this to 21. Mr. Bradley is working on another project on South Liberty Street. He has hired Jeff Memmer, a custom builder. He put Mr. Bradley and Ms. Perry together. Mr. Bradley asked him what could go on the property. I told him to replicate old Powell houses. Mr. Bradley thought this was a good idea. He does like the idea of moving the roadway up to the railroad tracks so it isn't a curvy road. There used to be an alley on Case Avenue which might be easier to use. He can't say he wants this road. Mr. Marefka said it is more like a dirt path. Mr. Coolidge said it was never completed. This project is better than the last project for this property and will match up to old Powell. The Perrys like the plan.

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

Mr. Kambo said the right-of-way to the north, the Case right-of-way, and the south part of Scioto Street, are both being land leased to Nocterra Brewery so they can use it for parking.

Commissioner Cooper said he agrees with most comments he has heard. He likes the size of the plan, the number of units as opposed to what was proposed before. He knows nobody wants to hear it but the Depot Street connection is going to happen someday. He likes the idea of moving the road back by the railroad tracks to make it a little less convenient for people to drive through. He likes the idea of a bike/walking path being there too. He needs to see the rest of the plans.

Commissioner Jester said he sat on the curve a couple times this past week after seeing this proposal. He agrees there is a lot of action on the sidewalk and street. He isn't sure about putting an exit driveway right there. People whip around there. If you would sit there and watch the traffic you would see this. It is a concern and he doesn't know what the traffic people will say. We have heard for years a road will go through Depot Street. We don't know where it will be. He may have a concern with respect to the final location of the stub road and any future connection to Depot Street. He likes to have a vision on what this will look like in the end, what it will look like in 10 years, what this will look like opening up out onto Adventure Drive. There are a lot of questions which still need to be answered. Mr. Kambo said this is of great interest to Staff also. We will make sure this is nailed down. Mr. Stadge said there is a hike and bike trail on the north and south side of Adventure Park. Everyone is concerned about the new cut-through. There is an opportunity to look for some type of compromise to eliminate the one on the south side. People who want to continue east instead of taking the new hike and bike trail extended along the railroad tracks still have an opportunity to go south in a safer manner than if they were on Liberty Street. If a person wants to go east they could head north of Adventure Park. There are a lot of things which can be done to bring character and safety such as brick pavers.

Commissioner Boysko said there has been a lot of great discussion. It was mentioned to move the detention area from the southeast corner to the northeast corner. Will the detention still be on site or will it be pushed off site? Mr. Bradley said they may shift the plan. He doesn't know for sure yet. He will have to talk with everyone. He may have to use a little piece of their existing land. Commissioner Boysko said he likes the direction of where the connection goes to Adventure Park. He likes Mr. Stadge's idea of re-working the bike paths on the south side of Adventure Park. This would go a long way to alleviate potential pedestrian conflicts. If the plans are modified, it would be nice to see if the roadway could shift further to the south, creating a better buffer and maintain some of the existing trees. If the southern detention area gets eliminated and gets pushed further south, you could increase

the buffer there, between Adventure Park and the development. He agrees with the need for 2 accesses. Especially if you increase the density. Whether the connection goes south along the railroad tracks or better aligns with Hall Street, it needs to be worked out. He understands some of the concerns mentioned about cut-through traffic. He thinks most of the traffic will be southbound and not northbound. It will be difficult to go northbound. There is a right-in/right-out at Hall Street. He does agree with resident's comments that there is a lot of cut-through traffic. He is one of them. He cuts around the 4-corners to go north. He would never consider using Hall Street as a cut-through. It is more convenient to go a different path. The need for a southern connection to Hall Street is very important and should be a big part of this development.

Commissioner Simpson said from a plan standpoint, aesthetically, we are looking at about 50% garage fronts on these homes. The Historic Guidelines suggest carriage type as opposed to front garage doors. This is one concern he has. Everyone else has mentioned safety in regards to the connection. If there isn't a connection, he doesn't think the request will get past Council since it is in the Comprehensive Plan. He would like to see some type of buffer for Lot 21. If the connection road gets moved, this would all be adjusted.

Commissioner Hartranft said he likes the conversations we have had. A lot of good ideas have come out. He would support changing the stub street down towards the railroad. Are there any restrictions on how close a road can be to a railroad? Mr. Kambo said the railroad has a right-of-way. The road could go right up to the railroad right-of-way. There shouldn't be much of an issue but he will let the City Engineers answer this question. It is a good question. Commissioner Hartranft said he likes the development, the plan. He is excited to see the request move forward. He thanked the applicant for coming.

Commissioner Little asked if the property is in the Historic District. Even if it isn't, it is going to look like it is. You do get into the issue of a driveway which takes you around back where the garage really needs to be. He doesn't know how this will be addressed. It will be interesting to see what is proposed. The road connection is important. We are trying to build a grid for local traffic. We are going to need to do something to calm the traffic and be respectful of the residents. We also have foot and bicycle traffic to consider. We want a more walkable community. Eliminating the southern-most bicycle connection at the park might take some of the pressure off of the area. Conceptually the plan makes sense. He looks forward to seeing the Preliminary Development Plan.

Chairman Emerick said he agrees with comments made. He looks forward to seeing the next plans. Good comments have been made tonight.

Mr. Coolidge spoke from the audience (inaudible).

Mr. Bradley said they are still refining the design of the units. There has been great feedback. He likes the rear load look. You end up having back alleys and roadways. It is hard to keep these back alleys looking OK. They are thinking about courtyard garages so the garage door isn't facing the front but you have a good looking elevation which is the front of the garage. He likes the idea of a couple varieties of homes. Rear loaded garages would cause them to lose a significant amount of lots. It is a challenge. If the garages are front loaded, you have to make sure they look good architecturally. Commissioner Boysko asked if you could consider a common driveway between 2 units. Mr. Bradley said this isn't a bad idea. Mr. Stadge said he likes the idea. There is precedent for it all over Columbus, Grandview, German Village; more dense areas. Hopefully buyers like the idea too. Mr. Bradley said there is a lot of work to be done between now and the Preliminary Development Plan. He is hearing feedback you would like the future road to run along the railroad tracks. We will have to get other property owners to cooperate. He is nervous about getting hung up on waiting for this to come together. We want to move forward with the development even if it means stubbing the road or having the open space to build the road when it happens. He doesn't know the timing of when it would happen. He needs some consistent direction. He needs to go back to planning and know what everyone wants. Chairman Emerick said Staff can facilitate discussions with the other property owner. Mr. Kambo said it would be best if Staff sat down with the southern property owner.

#### **OTHER COMMISSION BUSINESS**

Mr. Kambo notified the Commission the next meeting will be on August 8. OSU will bring their Preliminary Development Plan to this meeting. There may be another item on the Agenda. Chairman Emerick advised he will not be at the August 8<sup>th</sup> meeting.

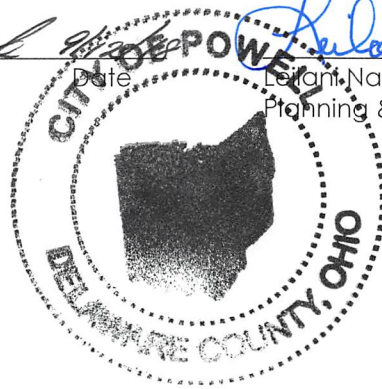
#### **ADJOURNMENT**

MOTION: Chairman Emerick moved at 9:08 p.m. to adjourn the meeting. The Commission seconded the motion. By unanimous consent, the meeting was adjourned.

DATE MINUTES APPROVED: August 8, 2018

*Donald D Emerick*

Donald Emerick  
Chairman



Date

*Lauren Napier*  
Lauren Napier  
Planning & Zoning Clerk

Date

*9/12/18*