



## 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

August 8, 2018

A meeting of the Powell Planning & Zoning Commission was called to order by Vice Chairman Ed Cooper on Wednesday, August 8, 2018 at 7:04 p.m. Commissioners present included Shawn Boysko, Trent Hartranft, Joe Jester, Bill Little and Shaun Simpson. Chairman Don Emerick was absent. Also present were Dave Betz, Development Director; Rocky Kambo, Assistant Development Director; Derick Stadge, Architectural Advisor; Leilani Napier, Planning & Zoning Clerk and interested parties.

### STAFF ITEMS

Mr. Kambo asked if Item #6, Amendment to a Final Development Plan for Gallo's Taproom, could be moved on the Agenda to present first. The Commission agreed to change the order of the Items.

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

Vice Chairman Cooper opened the public comment session. Hearing none, he closed the public comment session.

### APPROVAL OF MINUTES

MOTION: Commissioner Little moved to approve the minutes of July 25, 2018. Commissioner Jester seconded the motion. By unanimous consent of the remaining Commissioners, the minutes were approved.

### 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.

Nicki Gallo, 240 N. Liberty Street, introduced her husband Nick Gallo and their architect BJ Artrup. They made some of the changes discussed in the last meeting. They are open to any questions and hopefully will get the Commission's approval this time around.

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

Staff met with the applicant on July 31 and went over the details. The applicant is still planning on completing the original design with outdoor seating and landscaping in front of the seating area. The only change from the original design is adding a single trellis over the entry feature and they are no longer planning a walkway out over the detention basin area. The patio will be stamped concrete. There will be trellis lights. They will have ornamental grasses in front of the fence. They can't put in the 2-door structure Staff recommended. The building structure will only allow a single door. They are proposing a metal door. Their future vision is to have TVs outside and a bar. They want to move forward with Phase 1 which would be building the patio space with fencing. The original plans showed a cabled fence. They have changed the style of fencing due to cost and they need a fence which will handle the westward sun beating down on it. They have provided a seating plan. The plan says 58 but there are 56 seats showing. Staff doesn't see an issue with the increased amount of seating. A lot of the shops are open during the day and closed during the evening so the parking lot will be able to handle the parking. If we see another restaurant request which would be open in the evenings, we would need to re-evaluate parking. At the last meeting, the trellis design was off to the side. This has been changed to be placed symmetrically over the door area. Staff is more pleased with the revised plans. Staff recommends approval with the conditions listed in the Staff Report.

Robert ("BJ") Artrup, Architect, 3141 Polley Road, Columbus, said the shift of the trellis was 25" to get it centered. It wasn't a major shift.

Derick Stadge, Architectural Advisor, said he appreciates the applicant working with the City to provide details. The frontage along Liberty Road was discussed at the last meeting. The proposed landscaping along the aluminum fencing is a good compromise and it softens the aesthetic. The plan shows a metal cladding behind where the TVs would go. Is this just a place holder? Have you thought about what type of material will go here? Mr. Artrup said this is left-over from the previous plans 2-1/2 years ago. He isn't aware of this.

Nick Gallo, 240 N. Liberty Street, said he doesn't want this to be metal. Metal won't work. He envisions using a fake decking which looks like wood. You can't use metal. The reason they held off on the TVs is because we need to see how the sun hits the patio. The TVs may not be usable until 10:00 p.m. The previous trellis had a cover which shaded the area. He wants people to be able to look up and see the stars and fireworks when they go off. He wants an outdoor space. Not an outdoor space trying to be indoor space. If they have TVs, they will have to use a synthetic material, which looks like real wood. The west sun line is brutal.

Vice Chairman Cooper 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 Jester asked if the door showing will be the only entrance to the patio. Mr. Gallo said the Fire Marshall will probably make them have an entrance out into the parking lot. You have to have egress out. We would like to have double doors but unfortunately the building structure won't allow them. The whole wall is block. They can't start tearing parts out.

Commissioner Boysko thanked the applicant for working with Staff to bring this to a closure. He asked if the height of the trellis will affect the current sign. Mr. Artrup said the sign is above the trellis. Commissioner Boysko asked if visibility will still be there to see the sign. Mr. Artrup spoke without a microphone (inaudible). Commissioner Boysko said the applicant is presenting Phase 1. What are the plans for Phase 2, when will it be done? Mr. Gallo said he would like to do Phase 2 before next spring. They signed a contract with the contractor on April 4<sup>th</sup>. The contractor is so backed up. They want to get the patio in. Once the patio is done, adding the amenities won't be significant. Getting the concrete pad down is what he wants.

Commissioner Little said he appreciates the applicant working with Staff. How high will the trellis be? Mr. Artrup spoke without a microphone (inaudible). Mr. Artrup was asked to speak into a microphone. Mr. Artrup said the trellis is at 12'4". Mr. Betz said the trellis will be below the level of the sign. The trellis will be at the level of the current copper roof which is below the sign. Commissioner Little said this area will become the front facade of the entire building. The area will be what everyone sees on Liberty Road. This is why it was important to take the extra time to make sure this is done right. Will the applicant need to come back if they end up needing to move the sign? Mr. Kambo said it could be handled administratively. Mr. Betz said he doesn't think there is going to be a problem.

Commissioner Hartranft thanked the applicant for coming back. The plans show the side lights on the door only going halfway down and then 2 windows on each side of the door. Mr. Gallo said the 2 windows are already there. We are keeping them. Mr. Artrup said they aren't changing the structure. Commissioner Hartranft said you are taking a window out and putting a door in. Mr. Artrup said yes. Commissioner Hartranft asked if they will have electric for fans under the trellis. Mr. Gallo said the trellis is open now. They will run electric but they want to see how they will do without fans. If it's 90 degrees out, being west-facing, they can put all the fans out they want to but it isn't going to make a difference. They would need misters. If the sun is blazing, they can put a turbo fan out there and it won't matter. It will be scorching hot. Commissioner Hartranft asked if they are planning a bar in the future. Is the sewer and water going to be run for it? Mr. Gallo said no. They want to do what Local Roots is doing. They will run a dry bar and keep an ice chest below the bar. Commissioner Hartranft asked if there will be any additional lighting besides the hanging lights on the trellis. Will there be lights on the fence? Any up-lighting? Mr. Artrup said there was no thought about up-lighting. Mrs. Gallo asked if you mean on landscaping. Mr. Gallo said the landlord is supposed to plant some trees. The landlord owes us some landscaping, a couple trees. He would like to see the trees up-lit. The electric line to this area was cut while a project was being done. The electric is supposed to be re-attached. This electric ran all of the outdoor electric.

Commissioner Simpson asked if there will be any benchmarks we need in regards to the phasing. Mr. Kambo said the Commission would be approving the patio design tonight with the understanding a bar, TVs or a fireplace would need to come back before the Commission. Structural development would be approved tonight. You can

add a condition in regards to the seating. Commissioner Simpson said whatever goes up is an improvement of what has been there. Gallos has been a great partner with the City.

Vice Chairman Cooper said a suggestion was made at the last meeting to run the door side lights all the way down. Are the side lights going to be there? Mr. Betz said this is the original window opening. They are going to leave it and re-glass it when they put the door in. Vice Chairman Cooper asked if the side lights will just go halfway down. Mr. Betz said yes.

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

1. That all City Engineer comments shall be adhered to (storm water drainage accommodation, etc.); and
2. That the applicant shall work with City Staff to obtain approval on final building materials and outdoor amenities; and
3. That the applicant shall work with City Staff to obtain approval on final landscaping; and
4. That approval shall be granted for Phase 1 only. The applicant shall come back before the Planning & Zoning Commission for any further modifications to the presented plans.

Commissioner Boysko seconded the motion.

VOTE: Y 6 N 0

### **PRELIMINARY DEVELOPMENT 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 has several members of the OSU Planning & Real Estate team with him tonight. They had updates to designs as late as yesterday which aren't reflected in their presentation tonight. The updates are minor. The building plans are evolving and they will be back with a Final Development Plan. They are designing from the inside out. The plans show 2 subareas; subarea A and subarea B. Subarea B is the outparcels where there is an existing bank structure, some type of dog kennel or pet-related user and 2 other outparcels. Subarea B provides us with the contiguity to the City. We had to have those property owners agree to be a part of our annexation and zoning. The remaining 2 outparcels are owned by the current owner of the property, Golf Village North LLC. Our intent is to keep the same zoning for these outparcels. Subarea A is the focus of this evening. We are proposing a medical office building and an ambulatory care facility in Phase 1. An ambulatory care facility is a place where you go to have outpatient procedures done, diagnostic testing, physician visits, etc. This is a new concept the University is pursuing to bring services closer to their patients. This site has access from major public streets, is sandwiched in between 2 schools which fits the institutional character and puts this site ahead of many other sites being considered. The zoning text is very detailed. Real estate transactions typically have a closing which is contingent upon zoning and development plan approval. The zoning and development plans are taken care of then you have a buyer, the University, who feels comfortable they are going to be able to build what they need to. Then you go to the closing table. The owner wants to make sure, if for some reason we get that far and don't close, they still have their underlying uses in place. They have images of architecture to show but the architecture is continuing to evolve. The good thing is, the developer is OSU and nearly everything OSU does is top notch and will meet and likely exceed community standards. We ask for consideration of the evolution of the plans as we move forward. The plans will be further along in the Final Development Plan. Flexibility is key in making sure the University can operate this facility in the way they need to. We generally don't have issues with the Staff recommendations. We would like to have further discussions on #3, the pathways being added as recommended by Staff. We have some concerns on the width and design of the paths behind the building to the rear. #4 asks us to consider adding recommendations from the Architectural Advisor. We are open to this. There were quite a few comments so we don't want to represent we are in favor of every one of them. We will be able to address these as we move further along with the design.

Keith Myers, Vice President of Planning & Real Estate, OSU, said the plan is very similar to what they reviewed at the last meeting. They have worked hard to keep a 100' setback along Sawmill Parkway, which is appropriate for a building of this size. The medical office building will be 5 stories, the hospital 5 stories, and the ambulatory surgical center will be 2 stories. The proposed new entrance is key to their site. They need to be able to control the entrance into their site and the main parking field. It is critical to the function of the project. Traffic studies have supported a full access intersection at the proposed location. We are initially surface parking the site. There may be a point

in time when they consider a 1 level parking deck. This would be in the future and they would come back before the Commission on this. Mr. Stadge suggested widening the paths along the face of the building for bicycles. This is very difficult since there will be a tremendous amount of traffic. There will be discharges of sick people and people in wheelchairs. We don't want to encourage bicycles or any type of wheeled vehicles coming through this area. The architecture is evolving. They have a very complicated design process at the University. There are a lot of points of input. As late at 5:00 p.m. yesterday, the Hamilton Road project was changing. They need to get through the Hamilton Road model before they can turn the architects loose on the design of the building for this site. This is the architectural dilemma they are in. They will come back when they have more detail but architecture is an evolving story at the moment. We agree with Mr. Stadge's comments about bringing the scale of the building down. The building will be fairly contemporary. It is important for the building to have a lot of glass. Daylight is important in health care. We will maximize this as much as we can. We were asked what type of community contributions this building will make. Dan Like, Executive Director of Ambulatory Services for the OSU Wexner Medical Center, is here to answer this question.

Dan Like, Executive Director, Ambulatory Services, Wexner Medical Center, said he is really excited about OSU's growth into the different communities. We have been inside I-270, more proximal to the University. We recognize the need to get out and into the communities where our patients live and work. There is a great alumni base in Delaware County. We have a great relationship with the Olentangy School system. We hold the Sports Medicine and Athletic Training contract which was just renewed until the summer of 2023. We do pre-employment drug testing for the new faculty and staff. We met with Superintendent Raiff last week to find out how we can provide a better service to the schools and what amenities we can provide inside our facility. Specifically, one of the things we talked about is having a large conference/education space which would hold up to 100 people. Superintendent Raiff was really excited about this. He looks for space to hold his administrative meetings. This is just one example of what we would like to offer the community. We went through a couple years of strategic planning to determine what type of services to offer in Phase 1. The medical office building will offer about everything you can think of from an outpatient clinic perspective. There will be major investments in primary care; both family medicine and general internal medicine. Major investments in behavior health, obstetrics and gynecology, ophthalmology, ENT/allergy, all internal medicine specialties such as heart and cardiology, vascular services. The ambulatory surgical building will offer more diagnostic and procedural services such as imaging, urgent care, no appointment necessary walk-ins, infusion services, outpatient surgery, and endoscopy services. Our goal is to offer services which prevent people from having to go to campus. Keep people out of the hospital and keep them well. These services are in great demand. Any time we add primary care to our facilities, it fills up. We place our investments into these types of community services; preventative population health type services. The amount of jobs the services will create will be a great benefit and we look forward to hiring people who live near the facility. We have a smaller facility in Lewis Center. The majority of the staff which works there is from the surrounding community. He anticipates that a lot of the staff which will support this facility will come from people who live close, who send their kids to the Olentangy School systems. They welcome input on how they can better serve the community. Commissioner Little said he was the one who requested to see what OSU would bring to the community, not knowing how the community would receive the project. Having ready simplistic, yet straight forward data which shows the good which will be done to the area would be good. Things like the number of employees, the amount of income being generated, etc. This type of information may help if there is push back on whether the project is good for the community or not. Mr. Like said they would be happy to do this. He understands residents being concerned about the size and traffic. We spend a lot of time dealing with these types of concerns. The facility on Zollinger is literally across the street from many houses. He personally met with people at Panera Bread. He had coffee with them, listened to them, and gave them his cell # and his e-mail address. He developed a good relationship with them. He is a straight shooter. He may not give everything being asked for but we will evaluate and he will tell the reasons why they can or can't do something. We invited these same residents to the ribbon cutting. A lot of the residents who were outspoken and concerned became their biggest fans and patients. We want to be a neighbor for decades. We want to be symbiotic.

Mr. Underhill said we have been speaking with Staff and Mr. Lutz. We believe Phase 1 will have 450 – 500 employees with a payroll of \$45 - \$50 million dollars annually. The facility will immediately become Powell's biggest employer and generator of income tax.

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

This is a big project for Powell. No doubt about it. OSU believes there is a great need for their services in the area. We agree. This proposal will be with the City for a long time. We need to be careful on how the project is designed. The best thing about this is, they will be here a long time and it's going to be OSU who will be here. They have a proven record of being a successful medical facility and an outstanding institution. The area is coming in from Liberty Township with the existing zoning. The property being annexed in includes Home Road as well as Sawmill

Parkway. The City will take on the responsibility of the maintenance of Home Road, the intersection and Sawmill Parkway once the facility is in. We will be coordinating with the Delaware County Engineer. We are all still looking over the traffic study which has been submitted. The Golf Village North zoning will remain with the subarea B parcels. The text does allow for this type of use; a medical office use, ambulatory care facility, hospital uses. Golf Village North anticipated a retail shopping center with outparcels. The plan shows parking plans which come in a little higher than what Code allows for. Staff finds the phasing plan to be very appropriate. The site plan shows removing some roads. The parking islands don't quite meet Code but they have provided for more green spaces along the edges. The buildings will change as the plans progress. The retention area will be to the north side. The Architectural Advisor recommended doing rain gardens or natural ways of filtering out the rain water. There are some off-site, regional improvements needed for sanitary sewer. City Council will work with the developer to determine how this will be funded. The County will work with OSU also. All other utilities are good to go. It is important to OSU to have an access point at Castleblaney Lane with a left-turn lane and a traffic signal. There is already a traffic signal at Royal Belfast Boulevard. The traffic study also includes a traffic signal at Tullamore Drive with a right-turn lane coming out and a left-turn lane going in, and improvements at Liberty and Home Roads. We still need to look at all of the recommendations and more will be decided by the Final Development Plan. We are trying to take into account everything needed in the future. OSU isn't responsible for all improvements which will be needed in the future due to growth. The County and State will be. The plan does require five divergences from our Code, one being the 100' setbacks which is appropriate for 5 story buildings plus HVAC systems on the roof. The Fire Department can handle up to 110' with their current equipment. Mr. Betz reviewed the eleven (11) Ordinance areas listed in the Staff Report. Staff does feel the Preliminary Development Plan can be approved with the conditions listed in the Staff Report.

Derick Stadge, Architectural Advisor, said the proposed zoning text on signage will require careful study, especially along Sawmill Parkway. As the development progresses it will become obvious where signage should go but he wants to flag this as an issue which needs to be paid attention to. Wayfinding signs are going to be paramount. We just need to make sure it isn't over done. Porches or exterior spaces along Sawmill Parkway is an important aspect of the design. They will humanize the side of the façade and make it more inviting. There won't just be a sea of landscaping. As Mr. Myers said, there will be a lot of hustle and bustle along the east side. The pedestrian versus bicycle connection when it comes to the bicycle route connecting to Home Road is a very obvious connection which is missing now. A lot of people would use this. He was also trying to hi-lite the connection along Royal Belfast. He does think this could provide pedestrian and bicycle connection to the middle school for people coming and going to sporting events; and for a future connection to a bike trail which could extend up the railroad track and continue the spine which is ultimately going to make it to the Historic District down Liberty Road. The landscape buffer to the north, where Limerick is proposed to be removed, the service road, warrants some study as to what the residents think about eliminating this access to Limerick and into the Kinsale condominium development. This could be used as a cut-through when traffic gets backed up. You will get traffic by the medical center which isn't intended to be there and not desired by the residents. This would allow you to extend the landscape buffer further west and allow you to fully screen the service area and the view of the hospital from the residences. Food for thought as we look at plans further. Additionally along Royal Belfast and the connection to Hyatts Middle School, if a pedestrian/bicycle path is desired back here, where people cross is critical. The connection Staff showed along the north side of Royal Belfast makes more sense than the one he marked up previously. The sooner people cross Royal Belfast the better. The vehicular traffic warrants study in this area. He urged OSU to look at whether the connection is desired or required. Maybe the parking lot could just end at that point. Mr. Betz said we might want to look at this. Mr. Stadge said with this building pursuing LEAD, how the storm water is treated is an opportunity for OSU to acquire points. It isn't required, there is more investment to do something which creates rain gardens which allows the water to more naturally filter down to the aquifer. It could be a point of leadership. This is going to be a very large parking lot and an opportunity to show how things could be done differently. Mr. Myers point about daylight being critical is huge. This will play to the modern aesthetic. It seems everyone is on board with the buildings being a little more modern. He would also like to see how the designer is going to make the buildings uniquely Powell. How the buildings will sing to the community and make a unique statement which is truly Powell.

Vice Chairman Cooper opened this item to public comment.

Nicole Hansbrough, 3135 Rossmore Circle, said she lives north of this property. Her biggest concern is the issue of traffic. It is already a headache because the only light they have to get out isn't totally reliable. The sensor doesn't always work. It is frustrating. A lot of people cut-through on the road which is being taken away. She is more concerned of the location of the hospital because the road the majority of the residents use is being taken away due to the hospital. You can use this road to cut down and make a left-hand turn. Otherwise, you are stuck at the light and then you get stopped by the other light because they are never timed correctly. It can take 5 – 10 minutes to get out of our neighborhood. If the light is fixed it would help but we would need another alternative because



when Phase 2 is built there is going to be larger vehicles like garbage trucks which will take away from the flow of traffic. The flow of traffic really needs to be looked at. The noise needs to be looked at. When she hears ambulatory and hospital she thinks of sirens and a lot of noise. It is a very quiet area right now. Sawmill Parkway is a school zone area. The speed limit needs to be taken into consideration. There is a high school, an elementary school and a middle school. The speed limit changes for a long period of time since all 3 schools have different start times. She is concerned about the lighting in the parking lots and the 2-story condos, how much light will shine directly into the condos. She likes the overall idea of what the project brings but she is concerned about getting in and out of their complex. Mr. Betz asked if the residents control the association yet. Ms. Hansbrough said yes. Mr. Betz said we can work with the Board on these issues. Ms. Hansbrough said the Board is very open to meeting. The T connection in the back was mentioned. There is a pathway which goes all along the back of their development. Making a T connection would cut into their pathway for exercise.

Sue George, 7047 Limerick Lane, said she lives right at Royal Belfast and Limerick Lane. They just moved in 1-1/2 weeks ago. They didn't realize this project was even being thought of. Her big concern is traffic and people cutting through their neighborhood to be able to turn right onto Sawmill Parkway. She is wondering if it could be considered to not have an entrance at Royal Belfast and keep the entrance at Castleblaney. She is also concerned about noise and this type of facility being around all of the schools. The applicant spoke about the Zollinger project. She is very familiar with this location. The area is a little different. They built in a shopping center there. The facility isn't surrounded by an elementary school, a middle school, a high school, a subdivision and a condo development. The Zollinger facility isn't next to housing. The idea is a great idea but she is worried about 5 stories, the lighting, the noise, the traffic and the whole concept. Is there a way to move the buildings closer to Home Road instead of by the condo development?

Elyse Weiss, 3294 Winding Woods Drive, said she lives on the other side of Home Road and goes out onto Home Road off of Woodcutter. She is concerned about traffic. It is getting difficult to turn left onto Home Road from Woodcutter. She is glad to hear all of the plans in 25 years but she is a little more concerned about now. SR 315 already backs up. If things are fixed closer to this facility, there is still going to be issues at SR 315. When schools are in session, because Home Road and Sawmill Road is very busy, students and parents cut into Tullamore Drive to come out at the light to be able to cross over. A lot of people also turn on Tullamore Drive and cut through the condo development to come out way down where they can avoid the Home Road/Sawmill Parkway intersection entirely. The schools all have different school zone times. The school speed limit lasts a long time. She is OK with Phase 1. Hearing there is going to be a 5-story hospital is kind of freaky to her. She can imagine how the lights are going to shine over on the residents all of the time. The sirens are going to be bad too. The gossip going around is Phase 2 is going to have a helicopter pad on top of the hospital. Sirens and a helicopter is too much. Phase 2 is scaring us. Will a light be put in at Woodcutter and Home Road after the Kroger is put in? She assumes Woodcutter will be the road people use to get to Kroger. Mr. Betz said a light is being proposed at Tullamore but we will need to look at what happens at Woodcutter in the future when Kroger goes in. Mr. Myers may want to address some of the concerns mentioned.

Mr. Myers said no helicopters. In terms of the circulation issues, the reason the road goes back and connects to the schools is because the schools have an easement on our property. We have met with the Superintendent and he is going to meet with his facilities people to see if they even want the connection. We are happy to sit down and talk with the neighbors and see if there are ways we can improve the circulation system on their site. In regards to the service area, he can't say much about it yet. They aren't even sure this is where the service area is going to go. As designs advance we will have more of an idea. Service areas aren't heavily used. They aren't like a service area on main campus where deliveries come in continuously all day. There won't be any emergency care in Phase 1 so there won't be any ambulances. There will be limited emergency care with the hospital. He can't say there will never be an ambulance but this will not be a destination for ambulances the way trauma centers are.

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

Commissioner Simpson said he knows the plans are a little on the rough side. There is a good opportunity to improve traffic flow with this project. People cutting through neighborhoods isn't an ideal situation. He looks forward to the applicant working with the community to the north to work on this. I think you will see people using bikes to and from Hyatts Middle school even if there isn't a continuing road. We need to be proactive from a safety standpoint. We need to make sure there is a bike path at least.

Commissioner Hartranft thanked the applicant and the team for presenting tonight as much detail as you can have at this point. He thanked the residents for their feedback. The design of this concept is an exciting opportunity for Powell. Everyone working together is key to making sure this works. Subarea B is where the current bank is and

some owners who are already going in. Mr. Underhill said correct. Commissioner Hartranft asked if anything will change in regards to their restrictions and limitations, the owners will be able to do what they want to do on their sites. Mr. Underhill said correct. It was easier to bring over the current zoning so nothing changes. Staff was happy with this. Commissioner Hartranft said the plan gives us an idea of the footprint. The feedback tonight was asking if the buildings could be pushed south. Take this into consideration if the current plan location isn't set. Making some of these adjustments might be helpful to help ease resident's concerns. Do you know how tall the water tower is? Mr. Betz said he can ask DelCo. The water tower is taller than the hospital will be. Commissioner Hartranft said he thought so. He wanted to have a visual. Mr. Betz said the auditorium and gymnasium at the high school and the bleachers at the football stadium are all higher. Even though the buildings may only be 2 or 3 stories, they are very tall stories. Commissioner Hartranft said he was going to ask if the applicant could do a sight line study of how the hospital and high school will compare. This would give the residents an idea of the comparisons. Mr. Underhill said it isn't a foregone conclusion the hospital will happen. This is something they will look into in the future. They can put massing studies together on what they know right now but it could change. Mr. Kambo said the Sketch Plan had a massing study in it and it showed the relationship to the high school. Mr. Underhill said they may be able to include the cell tower to show the perspective. Commissioner Hartranft asked if the Home Road bridge was built with the width needed for expansion of Home Road. Mr. Betz said yes, it was built to handle 5 lanes and a bike lane. Commissioner Hartranft said the traffic study didn't include SR 315 but the intersection of SR 315 and Home Road has become a nightmare. It is the old 4-way stop system which works good for the most part but at certain times it's bad. Have you looked at extending the traffic study down to include SR 315? Mr. Betz said it depends on which road is closed at the time. ODOT handles SR 315. Yes, there will be additional traffic. He doesn't know if a traffic study could even project the possible traffic. We can only assume a percentage of traffic which would come from the east. Commissioner Hartranft said any attention which can be paid to the traffic lights on Sawmill Parkway, how we can utilize left turns, would be a good thing. Mr. Underhill said there has been a substantial amount of time and resources put into the traffic study. Commissioner Hartranft said the Fire Department was mentioned. Mr. Betz said he spoke to the Fire Inspector today. Their main ladder truck can service 110'. Orange Township has a larger truck. Mr. Underhill said no one wants to be more sure a fire can be put out than us. Mr. Betz said the Fire Department will make a plan of attack.

Commissioner Little thanked the applicant for choosing Powell for this facility. He tends to proactively share his thought process on larger projects like this. The plans and meeting minutes are online. He encouraged the residents to stay involved and stay abreast of everything. The Commission appreciates the input. A Comprehensive Plan was developed a couple years ago. This is our strategy for the next 10 years or more. This request is consistent with this Plan. The Plan identifies that our current revenue model, a bedroom community, isn't sustainable. We have choices. We can either limit services we provide or raise taxes. No one is in favor of either of these. This request starts moving our model in the right direction. The impact of existing home valuations always comes up in a development like this. He thinks this project will improve our overall community valuations. There are some pretty big dollar value homes around Riverside Hospital. This request will draw higher level income employees and/or future residents. The applicant should work proactively/closely with the neighbors to the north. He is OK with the divergences needed as long as we all work in good faith to work other things out accordingly. We need to take a hard look at the traffic study and make sure we have clear improvements finalized as we move forward with this development. We need to have the appropriate infrastructure in place. Signage for this type of facility will be important for the Commission to see. We will look at how light intrusion can be minimized. There has been a lot of talk about final bike and street connections. This needs to be reviewed. From his experience in coaching football and having a son play football at Hyatts Middle school, getting to the back football field is quite an adventure. There would be pros to having a connection in the back but there would also be cons. If there is a road connection, most of the community will take this road as opposed to going all the way down to the elementary school and working their way back. There are arguments for both ways but maybe the connection should be avoided. He suggested letting the traffic engineer spend a little time with the HOA people to find out how things really flow and how both the applicant and residents can be accommodated. He wonders if Tullamore and Woodcutter could be made to come together at Home Road. Mr. Betz said there is a property to the southeast of this project. At the next P&Z meeting you might see a request from Schottenstein Real Estate Group for apartments on the property. Commissioner Little said the pro of having these 2 streets come together is you will have a single intersection with a single light. The con is you would have people cutting through Woodcutter. Mr. Betz said there is a wall at where Woodcutter comes up to Home Road. There are grade change issues. There are property owners who will still need to have access. Commissioner Little said all of the bike and road connections need to be studied. Whatever can be done to put the water back into the aquifer rather than push it down stream is best. It would be advantageous to try and keep water locally. This is a rough Preliminary Development Plan. He encouraged the applicant to look at what can be done to the buildings to make passersby say this is Powell or Liberty Township, do something which makes the buildings fit into the community. Mr. Underhill said they have met with the neighbors to the north one time. We will continue to keep the line of communication open. Anybody who would like to call him can. He would be glad to answer questions directly.

Commissioner Boysko thanked the applicant. He appreciates the effort put into the plan. This is a great opportunity and development. He sees this as the shifting of the commercial center of Powell from the center to the north. This will spur a lot of additional development. He does have concerns about the impact the development will have on the area and beyond. What impact will this facility have on the market area? Mr. Like said it will depend on the service provided. A lot of the primary care and behavioral health services have a 5 mile radius. Surgical services and medical specialty services have a further range, but still within 10 miles. Services start to overlap at 10 miles. 80% would come from within 5 to 10 miles. Commissioner Boysko asked if this market area applies to Phase 1 only or will it apply to Phase 2 also. Mr. Like said he was talking about Phase 1. Commissioner Boysko said when the hospital is added in Phase 2 how much larger does the market area get? Mr. Like said he would be speculating. He hasn't personally studied this. He would have to study other similar facilities to be able to answer this. The market area would expand a little bit but not much more. Commissioner Boysko said there have been a lot of comments made on how traffic will impact the area. We need to look beyond the immediate area. SR 315 has been mentioned. This is a terrible intersection the way it is now. It is only going to get worse. A lot of the traffic is going to come from SR 23, down a 2 lane road which doesn't have the capacity to handle more traffic. Mr. Like said they would welcome any type of improvements, in any and all directions. Commissioner Boysko asked what the hours of operation will be. Mr. Like said the earliest service is usually surgical services. The first surgical case is usually at 7:00 or 7:15 a.m., with the patient arriving at 5:30 or 5:45 a.m. Some services will open at 7:00 a.m. Most hours of operation will be between 8:00 a.m. and 5:00 p.m. Urgent Care can have longer, extended hours. The point of Urgent Care is to be able to have service when doctor's offices aren't open. Some services extend into the after work hours so people who work all day can still get services. Commissioner Boysko asked if the Medical Office building is more than just medical offices; will it be an Urgent Care facility? Mr. Like said yes. It won't be emergency care, just Urgent Care. Mr. Betz said in regards to more traffic beyond the region, since it seems to be an issue with the Commission, he will see if he can get Doyle Clear who worked on our Comprehensive Plan to look at whether this has a different effect on our overall regional model. Commissioner Boysko asked if there is anyone here tonight to speak about it. Mr. Underhill said not tonight but he can make them available as we move forward. Not everyone has even read the traffic study. We are in the early stages of it. There is a lot of information to work through. Commissioner Boysko said a lot of good ideas have been discussed today. He goes back to his initial concerns. There really isn't any information on the buildings. There are some pretty pictures and images but he isn't sure how the Commission can review a Preliminary Development Plan without building information. We have a massing study on what the building may or may not be. It is very ambiguous. He feels like he doesn't have enough information to be able to review. He respects and appreciate what OSU has done in the past and what they probably will do here but without seeing information it leaves a lot to the imagination. Mr. Underhill said he respects this view. He would look at the architecture as more of a 3 stage process instead of the typical 2 stage process; a Preliminary and a Final Development Plan. We've made a commitment in our text to show you exactly what we will be doing. We might be a step behind in terms of a Preliminary Development Plan but when we get to the Final Development Plan it will feel more like a Preliminary. But, we are making a commitment to come back so there are no surprises. We are more than happy to come back so the Commission can bless the buildings. He understands this is a little different process than usual. Hopefully you can rest assured the end product is going to be as advertised. Commissioner Hartranft asked when the Final Development Plan will be presented. Mr. Myers said we were moving things around at 5:00 p.m. last night. We are probably a month away from having a pretty good idea of a footprint. Maybe 6 weeks away from knowing what the enclosure will look like. We do have the issue of pushing the property deal ahead. We have a contingent contract on the property. We are anxious to move forward. We understand your concerns. We will get the information in. Mr. Underhill said you won't see dirt moving until the Commission reviews and approves. Commissioner Boysko asked if they are closing on the property soon. Mr. Underhill said by early to mid-December. Commissioner Boysko asked if this is what is driving the schedule, the closing? Mr. Underhill said yes. These things go both ways. On our side, we want a level of comfort we can build exactly what we want so to the extent we can't provide information, we know we are leaving ourselves open to future suggestions or requirements. There is a little risk on our part but we feel we will get there. Commissioner Boysko asked how the annexation plays into the closing. Mr. Underhill said tomorrow at 2:00 p.m. he will be in front of the Delaware County Commissioners for the annexation hearing. Once the transcript of this proceeding is delivered to the City Clerk, a 60 day waiting period starts before City Council can act upon it for acceptance. Our goal is to get the Final Development Plan to City Council on the same night as they accept the annexation. Our hope is by early November we are there and ready to get this across the finish line. Mr. Betz said there is time to have the building plans in order. Mr. Kambo said we have given approval in the past and added conditions the applicant must come back for to provide final information. We have done this numerous times in the past. The Commission could add a condition on the Final Development Plan approval to make the applicant come back with the final detailed elevations. This means the applicant could come back under a Certificate of Appropriateness or as an Amendment to an Approved Final Development Plan. Mr. Betz said the main thing is, is the Commission comfortable with how the zoning is going on, the overall plan, the overall site? We are still developing the traffic improvement plan. Preliminarily, Staff is comfortable with where the request is at. You will



see a lot more details come in at the Final Development Plan. We would like to get the Preliminary Plan going with whatever conditions the Commission would like to add. Mr. Underhill said the sooner they get this approval, the sooner they can get to the Final Development Plan and they will have more time for back and forth, if it takes a couple meetings. Mr. Betz said we would rather have 2 to 4 meetings of the Final Development than with the Preliminary Plan. Commissioner Boysko said he is convinced we can get there. He is concerned about how this is getting pushed through with very limited information. He has confidence in OSU's architects and consultants, but considering the size and scale of this and the impact it is going to have, he is concerned about pushing the request through. He is worried about committing too early to a concept and we get too far down the road to back track and re-think. Mr. Betz said if their Final Development Plan doesn't meet where you are going with this Preliminary Development Plan, Staff is going to recommend this not happen. He would rather spend more time on the Final Development Plan than to sit here and try and debate a building design you don't know. Commissioner Boysko said it goes back to what we have dealt with before where other applicants asked for divergences and we are looking for other gives, other amenities, other improvements. It's hard to make this evaluation without understanding the entire project. The applicant is looking for 5 divergences; some minor, some more significant. How will the applicant offset these divergences with other amenities? Whether it is additional roadway connections, different bike paths, more landscaping, additional off-site improvements to intersections beyond Home Road and Sawmill Parkway, what can be offered to offset the traffic this project will bring? This is why he is concerned with making a commitment too quickly to a plan like this without understanding what other things can be offered. The give offered to Powell needs to be equal to what is asked for in the divergences.

Commissioner Jester said this is a positive for the quality of life for residents. He is very positive about the request. As he has listened tonight, one thing keeps wondering around in his mind. OSU is in the bus business big time. You see buses every place. Are we approaching the time where we need public transportation? OSU is putting 500 employees at this site, which is great, but they are going to have to get people up here. Not everyone has a car. The business people in Powell say they have trouble finding employees because people can't get here. I think we really need to address this. If you do offer public transportation, where would buses turn around? You see COTA on High Street trying to find places to turn their buses around. You guys are in the bus business big time. Is it too far ahead to consider public transportation? You are going to have to do something to get people here. Mr. Underhill said this is a valid point and something we need to think about. It would be a positive for this development. Mr. Betz said the Delaware Area Transit Authority and COTA are starting to talk to each other a little more about how to provide services. Staff will get with them over the next few weeks and open up some additional conversations. Commissioner Jester said he lives close to Sawmill Road. It isn't out of sight that we are going to have some type of public transportation going up and down Sawmill Road. Commissioner Jester said he hates to bring this in at the end but he wants it a part of the equation. Would public transportation alleviate some of the traffic problems everyone has been talking about? He doesn't want to let this slip away.

Vice Chairman Cooper thanked the applicant for coming in. He looks forward to making this work. He has no problem proceeding tonight.

MOTION: Commissioner Little moved to approve a Preliminary Development Plan for the property located at 3315 Royal Belfast Boulevard as represented by The Ohio State University, to build a medical office building, an ambulatory care medical facility and hospital, subject to the following condition(s):

1. That the applicant shall provide the City Engineer enough information to show the feasibility of the storm water detention/retention as proposed; and
2. That the applicant shall continue to refine the building architecture for the Final Development Plan application. The Final Development Plan shall show the preliminary architectural designs of the buildings for Phase 1. Further meetings may be needed after the Final Development Plan review to approve all of the details; and
3. That all pathways and road connections shall be worked out and added as recommended by City Staff; and
4. That the applicant shall consider adding revisions to the plans as recommended by the Architectural Advisor; and
5. That City Staff and the County Engineer's office shall determine the extent of traffic control improvements for each phase of construction and recommendations shall be made at the Final Development Plan review, if being found by the Planning & Zoning Commission it is feasible for construction of all Traffic Engineer recommendations and it is a matter of who pays for what; and
6. That the City, County and the applicant shall determine through proper Agreements how all off-site infrastructure improvements get funded.

Commissioner Hartranft seconded the motion.

VOTE: Y 5 N 1 (Boysko)



**OTHER COMMISSION BUSINESS**

Mr. Kambo said the next meeting will be August 22<sup>nd</sup>.

**ADJOURNMENT**

MOTION: Vice Chairman Cooper moved at 9:30 p.m. to adjourn the meeting. The Commission seconded the motion. By unanimous consent, the meeting was adjourned.

**DATE MINUTES APPROVED: August 22, 2018**

	
Ed Cooper	Leilani Napier
Vice Chairman	Planning & Zoning Clerk

