



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

October 10, 2018

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Don Emerick on Wednesday, October 10, 2018 at 7:00 p.m. Commissioners present included Shawn Boysko, Ed Cooper, Trent Hartranft, Joe Jester, Bill Little and Shaun Simpson. Also present were Rocky Kambo, Assistant Development Director; Derick Stadge, Architectural Advisor; Leilani Napier, Planning & Zoning 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, he closed the public comment session.

APPROVAL OF MINUTES

MOTION: Commissioner Cooper moved to approve the minutes of September 12, 2018. Commissioner Jester seconded the motion. Commissioner Little abstained. By unanimous consent of the remaining Commission members, the minutes were approved.

PRELIMINARY DEVELOPMENT PLAN REVIEW & ZONING MAP AMENDMENT

Applicant: Chris Bradley/The Camber Company

Location: 185 N. Liberty Street

Existing Zoning: (R) Residence District

Proposed Zoning: (DR) Downtown Residence District

Request: To review a proposed single-family subdivision consisting of 21 residential units on 5.38 acres and changing the zoning from Residence District to Downtown Residence District.

Commissioner Little asked Mr. Kambo if the Historic District Guidelines will come into play with the zoning change. Mr. Kambo said yes. The Historic District Guidelines cover the Downtown Residence District and the Downtown Business District.

Chris Bradley, 6760 Colt Court, Dublin, said he appreciates the opportunity to be back in front of the Commission. He will do a high level review of the changes since the Sketch Plan. They are presenting much more detail now. We received a lot of good feedback at the last meeting. You should see we have tried to incorporate most of the comments. The lots and the road have shifted slightly to the south to give more space between the development and the park. They have settled on a location for the dedication of the right-of-way for the future Depot Street connection. They collaborated with the owner to the south, Mr. McClurg. Mr. McClurg is working on a development plan for his parcel and having parking for the brewery. We decided on the best location for the connector road. It will hug the eastern property line of Mr. McClurg's property and will split our property. All of the turns in the road from Depot Street to Adventure Park Drive will naturally calm traffic. We are prepared to dedicate some park land on the northern edge of our property to provide more of a buffer. The bike trail will be extended to the south, on the west end of the property. One of the most exciting things is we have partnered up with one of the finest home builders in town, Romanelli & Hughes. Jim Ohlin is here tonight and can answer questions specific to the product and the elevations.

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

The property is currently zoned Residence District. Code would allow 1 acre lots and architecture could be to the applicant's liking. Re-zoning to Downtown Residence District allows more housing in the downtown core, leading

to more vibrancy for the downtown core. Being in the Historic District will ensure the architecture meets the Historic Architectural Guidelines. We will get a higher quality, more historic type of housing. This will have a positive impact on home values in the downtown area. The Historic Downtown footprint will be enlarged. The Comprehensive Plan speaks to stretching and pulling the Historic Downtown area further. The City has become a liaison between the developer and the State regarding the Section 6(f) designation on the portion of the park which needs to be used for the connection to Adventure Park Drive. The area is about 50 feet by 5 or 10 feet. The City's vested interest is the area will become a downtown connector in the future. This access point is better for the developer also. Staff has listed this as a condition of approval. Staff would like to see more than just 2 architectural renderings. Staff does recommend approval with the conditions listed in the Staff Report.

Derick Stadge, Architectural Advisor, said he is excited about this development. The extended bike path is going to be a great feature. There is room to make the architecture meet the Historic District Guidelines. The design of the houses on the first lots as you enter the development from Adventure Park Drive may pose some challenges. It might merit looking at these 2 parcels and rotating them so the fronts look at Adventure Park. The far southeast lot and far northeast lot may also pose challenges. You may want to look at rear load garages for the houses at the stub road or rotate these parcels also. More housing designs at the next step would be nice.

Jim Ohlin, Romanelli & Hughes, said they plan on starting construction during the summer of 2019. They expect the project to take 2 years. They included 2 elevations to give an idea of the theme. A cottage type of feel. They will use a combination of stone and Hardi-plank. They will use high quality materials. He saw a comment about considering brick on some houses instead of stone. They would be open to these types of ideas. Romanelli & Hughes is a custom home builder. We can create streetscapes by changing elevations. They will make sure the same elevation isn't next door or across the street. They looked at lots 11 and 21. They are going to pose challenges. They looked at turning the houses. There are some depth restraints. They would like to increase the landscaping and the architectural detail on the sides of these homes. This is our first attempt at trying to show the overall theme. They will work with elevations as they move forward and make sure everyone is happy.

Mr. Stadge said he appreciated Mr. Ohlin reading the comments so thoroughly and coming prepared to answer. He would be happy to sit down with City Staff and the applicant to discuss elevations so it doesn't have to be worked out in this meeting but get everything taken care of before the Final Development Plan.

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

Commissioner Cooper thanked the applicant for coming back. He is glad Romanelli & Hughes is included. He likes what he is seeing so far. The applicant is doing a good job of listening to comments and suggestions. He agrees with having several different styles of houses. He would like to add a requirement that the Historical Downtown Advisory Commission (HDAC) review the proposal.

Commissioner Jester asked if a deceleration lane might be needed both ways at the entrance on Adventure Park Drive. People whip around there, especially in the summer time. Mr. Kambo said he can speak to the Engineering Department to see if there is striping which can be put down on Adventure Park Drive or what other options might be possible. Commissioner Cooper asked what the speed limit is on Adventure Park Drive. Mr. Kambo said he thinks it is 10 or 15 MPH. It is pretty slow. Commissioner Jester said he has been through too many of these proposals where later we find we have a problem and a deceleration lane has to be put in. He would like to be ahead of any problems if we can. Mr. Kambo said he will bring back comments from the Engineering Department. Commissioner Jester asked if the location of the connector road is a final decision. Has everyone agreed to this location? Mr. Kambo said yes. At the Sketch Plan meeting it was discussed to place the connection where lot 17 is. Since then, they spoke with the Engineering Department, looked at the Keep Powell Moving Plan and had Chris Bradley meet with Mr. McClurg. It was determined this new location of the connector road works out best for Mr. McClurg and the residents. This side was chosen so the parking Mr. McClurg needs won't be obstructed. Commissioner Jester asked if there will be fencing to separate the development from the park. Mr. Bradley said there is currently a barbed wire fence there. Their plan is to leave as many trees there as they can. It is pretty dense and it creates a natural buffer. Commissioner Jester asked what will be done with the barbed wire fence. Mr. Bradley said we will probably take it down. Mr. Kambo said Staff recommends removing the existing fence. Commissioner Hartranft asked if it is a farmer's fence or a barbed wire fence. Mr. Kambo said a farmer's fence. Staff feels the vegetation is more appropriate.

Commissioner Boysko thanked the applicant for coming back. He likes the direction the project is going in. At one time we talked about doing a crosswalk across Adventure Park Drive to the north of the bike path at the triangular section. Is this worth considering? Mr. Kambo said he can speak with the Engineering Department to see what it

would take and whether it is needed. Commissioner Boysko said Adventure Park does get used heavily from Liberty Street going westward. How will the Section 6(f) designation determination affect this development? Mr. Kambo said the potential implications are whether the access is allowed or not. Commissioner Boysko asked if the State has the authority to deny the access. Mr. Kambo said yes, potentially. We are still working out the details. We are having discussions so the State understands the benefits to the City. Ultimately we aren't changing the area from a park. We would change this small area from grass to a crosswalk. We won't be taking the area out of the 6(f) designation, we would just be converting what it is. Commissioner Little asked if the road can be widened up to the property line. Mr. Kambo said he doesn't know if the State would consider this the same. We are trying to determine what the letter of the law is; what did the old contract specify versus what is now the requirements of 6(f) designation lands. To answer Commissioner Boysko's question further, the Section 6(f) designation does have far reaching implications and this is why Staff wants to have this worked out before we review the Final Development Plan. Commissioner Boysko asked if we will get a determination before having to review the Final Development Plan. Mr. Kambo said this is our hope. The Commission can make receiving resolution on the 6(f) designation a condition of approval of the Final Development Plan. Commissioner Boysko said this isn't where he was headed with this. I don't think we would want to put any more risk on the applicant than what is already there. If the Commission moves forward with an approval, does this create any risk on the City's end? Mr. Kambo said no. If the applicant doesn't get resolution, he will have to come back before the Commission for a different connection or option for a connection. Commissioner Boysko asked Mr. Bradley if he has thought of the entrance; any types of monument sign to distinguish the neighborhood from Adventure Park. He likes the connection south to Case Avenue and to Depot Street. He is concerned about the width of the right-of-way. The proposed road has a 40 foot right-of-way. Mr. Kambo said 50 foot and 30 foot. Commissioner Boysko said he is concerned about the 30 foot width since Depot Street is 40 foot. He doesn't know if this will be sufficient. Is it sufficient now? Will it be sufficient in 5 or 10 years? It looks like it could afford another 5 feet on either side. Mr. Bradley said he has given this some thought. The current pavement section of Depot Street is 20 feet. He used the Keep Powell Moving Plan. The idea of a 30 foot right-of-way would only allow sidewalk on one side. We also don't want a lot of cut-through traffic at higher speeds so the less width will calm the traffic. The Keep Powell Moving Plan talks about yield streets; not allowing parking on both sides of the street. This is a good condition to calm traffic. We are really following the Keep Powell Moving Plan. Commissioner Boysko said he understands and he agrees with the idea of minimizing cut-through traffic but he is also concerned whether the width is appropriate. He personally feels the width of Case and Depot are significantly narrow. The streets are insufficient. It seems we should be thinking ahead and allow for a wider right-of-way. He loves the plan and is looking forward to seeing how the project develops.

Commissioner Little said he appreciates the applicant coming back. This represents a great opportunity for downtown Powell. The project should be a unique statement since it will be in downtown Powell. He is going to come at this from a different angle. There was a period when we were building everything with stucco. He is a little worried about what is going on around town. We need to be careful we don't become the "Epcon-like" builders. He doesn't mean anything bad against this company. We have a lot of this type of building coming into town. This is a really good piece of property which can make a different type of statement. Variation of homes in the Historic District is very important to him. The spirit of the Historic District is to have a detached garage and preference to have access for the rear. Technically, you could put alleys behind all of these properties and allow entry from the back. He isn't suggesting this is the best thing to do but it is in the guidelines. There doesn't need to be a "one solution fits all lots" situation. Some properties could have a shared drive with a rear entry. He sent Mr. Kambo an address to show a house in Liberty Lakes as an example. This might be a compromise on a few lots. Another option might be for side load garages. A lot of homes have a front garage which just really sticks out at you. There is a garage with a house attached to it. A lot of homes in the Historic District have the garage set back as opposed to pronounced. The elevations shown have the garage as the pronounced part of the house. Maybe the applicant can look at this. We don't have to hold elevations to all of the Historic District Guidelines because this is a transition property but this is a great opportunity to have the houses blend in with the existing Historic District as opposed to standing out as radically different. This is his personal opinion. To go back to the bike path discussion, could the south leg of the bike path be eliminated? Eliminating the south leg Commissioner Boysko was talking about might eliminate the concerns at Adventure Park Drive. Mr. Kambo said he will speak with the Engineering Department about all of these transportation mode items; site distances, safety, cross walks, etc. We will incorporate this into the Staff Report. Commissioner Little said he appreciates what the applicant is doing.

Commissioner Hartranft thanked the applicant for coming back, including some of the recommended changes and working with the neighbor to the south to get an agreement for the stub road. Has the City been involved in a 6(f) issue before? What is the likelihood of the access moving forward? This is a big deal. Mr. Kambo said he isn't sure if the City has ever dealt with something like this in the past. It is very early in the discussions but communications have been good. The State has actually sent this up to the Feds to review our proposal. Commissioner Hartranft asked Mr. Bradley and Mr. Ohlin if they have ever had experience with a 6(f) designation. Mr. Bradley said he has been working with the City to get this resolved. He took the initiative to speak with the Ohio Department of Natural

Resources (ODNR) originally. There is a letter from the Federal branch of the government to the State branch which says they want to make this easier on local municipalities. We sent this letter to ODNR and we are asking to avoid the exchange program all together. This is a very minor thing. The trail will still cross, the use will still be the same. The City will still own it. We don't know if this qualifies for an exchange. Hopefully we will get an OK saying we are correct on this and we will be done with it. If not, we will have to exchange 6(f) land for new park land. The crossing represents .02 of an acre. ODNR has already approved the additional bike path and park land being offered. There will be a solution if we stay proactive. We are trying to avoid going through a formal process but if we have to, we have already been pre-approved. Commissioner Hartranft asked if the pond is a part of this. Mr. Bradley said no. Commissioner Boysko asked if the additional 1.15 acres which is being dedicated back as park land is along the northern property line and the detention pond. Mr. Bradley said he isn't sure the number 1.15 is correct. Commissioner Boysko said the Sight Data Sheet has this figure. Mr. Bradley said this is the total amount of land on site which is going to be park or right-of-way. Commissioner Little asked if the bike path is included. Mr. Bradley said yes. Commissioner Boysko asked if all of the hashed area on the site plan is included. Mr. Bradley said he would have to see what Commissioner Boysko is talking about. Mr. Kambo said if an exchange is required, whatever value of land the access area is, the State will want the same value in land provided in exchange. Any lands which are adjacent to existing park land have to be added to the 6(f) designation. It is very complicated and this is why we are trying to have simple conversations. Commissioner Hartranft said any thoughts towards utilizing the Historic Downtown Guidelines when building the houses would be appreciated. Has a name been chosen for the development? Mr. Ohlin said not yet. They are open for suggestions. Commissioner Hartranft said the land owner's last name is Perry. Someone from the audience said the last name is actually Morris. Mr. Bradley said they appreciate the heritage. If he isn't mistaken, it was the Perry's parents who signed the documents to make Powell a municipality. They were wondering if the street could be named something which appeals to the heritage. We have these thoughts in the works but we haven't finalized anything.

Commissioner Simpson said this is a great use of the land. Anything which brings more business to downtown Powell without causing too much traffic is fantastic. This development will also open an avenue to alleviate some of the traffic. He expressed his concern at the last meeting about houses which are over 40% garage. This isn't ideal in his opinion. He knows the developer is working with limited land but this is something to think about. If you have to have front load garages, maybe a stellar patio would help. Front porches might make the homes more community based. Should the path along the west side be brought to the southern side, to the connection street? His concern is we will end up with a butt there and it will never connect. Mr. Kambo said the owner to the south has expressed interest in connecting. Commissioner Simpson said we should try and connect as much of downtown with bike paths as we can. The cul de sac is going to become a parking lot during soccer games. He goes to the soccer games. People will park there to get to the soccer fields. Commissioner Simpson said his last concern is the quality of Case Avenue and Depot Street when there will be an extended amount of traffic on the roads. He knows everyone has been thinking about this. He would like to see some type of elevation changes. This is a great plan and it is going to be great for the community.

Chairman Emerick thanked the applicant for coming back. He doesn't have additional comments at this time.

Commissioner Little asked if the Commission approves the project without resolution of the Section 6(f) issues, is there a risk of approving something the Commission knows is in violation of an Ordinance. Mr. Kambo said no. The Commission can approve with a condition the connection needs to be made. He can double check with the City's Law Director. Commissioner Hartranft asked for clarification on what Commissioner Little is asking. Commissioner Little said he is trying to determine if he words it that the applicant continues to work on the 6(f) restriction with Staff or does he add prior to Final Development Plan approval. Mr. Kambo said it would be cleaner to say the applicant needs to work with Staff and then at review of the Final Development Plan you make it a condition. This will give time to work with the Law Director on what is legal. Commissioner Little asked Commissioner Cooper when he prefers HDAC to review the proposal. Commissioner Cooper said whenever it is appropriate. Mr. Kambo suggested waiting to see what the elevations look like at the Final Development Plan and list a condition to have the proposal reviewed by HDAC. If there aren't any glaring changes from HDAC, have the proposal continue on to Council. Or, if HDAC has substantial changes, have the proposal come back before Planning & Zoning again. Commissioner Cooper said he is OK with this. Mr. Kambo said or, you could have HDAC look at elevations prior to coming back to Planning & Zoning with the Final Development Plan. Mr. Ohlin said he would prefer to have the elevations reviewed by HDAC prior to the Final Development Plan. Mr. Bradley said we want to make sure HDAC supports the designs so we don't have to re-design. He would like to be educated on what HDAC is and how they work. He knows there is a Historical Advisory Commission but he doesn't know what the process is. Do you use them for opinions or do they vote on it? Mr. Kambo said HDAC looks specifically at the architecture of proposals. Depending on how Planning & Zoning words the condition; one, HDAC would recommend changes or two, vote on it. In this particular case, there wouldn't even be a two. HDAC would be convened as a group to look at your proposal, provide comments and not vote. They would recommend changes. You would incorporate

the recommended changes and come back before Planning & Zoning. Chairman Emerick asked when the next scheduled meeting of HDAC would be. Mr. Kambo said November 1st. This means the submission deadline by the applicant would be in 6 days. Since this doesn't require the same type of public notification, we could give the applicant a few extra days. Chairman Emerick said this would give us results before review of the Final Development Plan.

MOTION: Commissioner Little moved to approve a Preliminary Development Plan and the Zoning Map Amendment from Residence District to Downtown Residence District for the property located at 185 N. Liberty Street as represented by Chris Bradley, The Camber Company, to allow for a proposed single-family subdivision consisting of 21 residential units on 5.38 acres, subject to the following condition(s):

1. That the applicant shall work with City Staff to address the Section 6(f) restrictions to allow for connection to Adventure Park Drive prior to approval of the Final Development Plan; and
2. That all Engineering Department requirements shall be met including road and bike path alignments; and
3. That the applicant shall have home elevation concepts reviewed by the Historical Downtown Advisory Commission (HDAC) prior to submission of the Final Development Plan to gain HDAC's input and comments; and
4. That the applicant shall review appropriate traffic calming measures to improve the performance of the intersection at Adventure Park Drive with City Staff and the City Engineer; and
5. That four-sided home designs shall be submitted with the Final Development Plan, with the advisement the applicant shall submit several design choices for review by the Planning & Zoning Commission.

Commissioner Cooper seconded the motion.

VOTE: Y 7 N 0

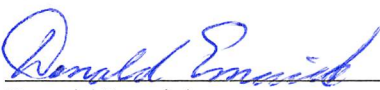
OTHER COMMISSION BUSINESS

Mr. Kambo advised there may be a meeting on September 24th. The Mews at Zion may have a Plat approval.

ADJOURNMENT

MOTION: Chairman Emerick moved at 8:14 p.m. to adjourn the meeting. The Commission seconded the motion. By unanimous consent, the meeting was adjourned.

DATE MINUTES APPROVED: November 14, 2018



Donald Emerick
Chairman

