



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

November 14, 2018

A meeting of the Powell Planning & Zoning Commission was called to order by Vice Chairman Ed Cooper on Wednesday, November 14, 2018 at 7:01 p.m. Commissioners present included Shawn Boysko, Trent Hartranft, Joe Jester and Bill Little. Shaun Simpson arrived late. Donald Emerick was absent. Also present were Dave Betz, 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

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

APPROVAL OF MINUTES

MOTION: Commissioner Jester moved to approve the minutes of October 10, 2018. Commissioner Little seconded the motion. By unanimous consent of all Commission members, the minutes were approved.

PLAT REVIEW

Applicant: Elite Real Estate Holdings – Mews at Zion

Location: 10331 Sawmill Road

Existing Zoning: (PR) Planned Residence District

Request: To review a Plat for a proposed residential subdivision consisting of 8 units on approximately 1.5 acres.

Steve Brown, 1500 W. Third Avenue, Columbus, said he is representing Elite Real Estate. This project was reviewed and approved by the Commission several months ago. They are down to the final documentation of creating and selling lots. They are presenting the Plat. He will answer any questions.

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

The document presented will be recorded and will establish the lots and easements. The proposed Development Plan has been reviewed and approved by both P&Z and City Council. The Plat needs to be recorded so the developer can begin construction. Staff has a few conditions to place on the Commission's decision.

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

Commissioner Jester said he doesn't have any additional comments to add to comments the City Law Director and City Engineer might have.

Commissioner Boysko said he agrees with Staff comments.

Commissioner Little said he agrees with Staff comments and he looks forward to the project getting started.

Commissioner Hartranft asked Mr. Brown if there were any conditions they feel they can't meet. Mr. Brown said he doesn't think there is a problem with meeting them. They will be glad to work with Staff to make it right.

Vice Chairman Cooper asked if the project was originally planned to be condos. Mr. Brown said no. The plans may look like a condo due to the common walls but it has always been intended to be sold as individual units.

MOTION: Commissioner Little moved to approve the Plat Review for the property located at 10331 Sawmill Road as represented by Elite Real Estate Holdings, The Mews at Zion, subject to the following condition(s):

1. That all comments made by the City Law Director and City Engineer shall be addressed; and
2. That language shall be added to the Plat stating all of the drainage shall be privately maintained; and
3. That language shall be added to the Plat to more specifically show public versus private utilities; and
4. That all Staff comments are addressed following approval.

Commissioner Boysko seconded the motion.

VOTE: Y 5 N 0

(Emerick absent, Simpson late)

SKETCH PLAN REVIEW

Applicant: Jennifer Carney/Redline Athletics
Location: Woodcutter Drive
Zoning: (PI) Planned Industrial District
Request: To review a Sketch Plan to construct a new 10,800 SF building on approximately 1.8 acres.

Jennifer Carney, Carney Ranker Architects, 5925 Wilcox Place, Suite E, Dublin, said they are proposing a new commercial development for an athletic/training facility. It will be geared towards adolescents; 1-on-1 training or group training. The facility won't be open to the public to come anytime they want. People will sign up for 1-on-1 training. Their facility will be near the intersection of Home Road and Woodcutter Drive, in front of the storage units. They will put up a pre-engineered structure but they will re-skin it with composite wood siding; board and baton siding with the Golf Village limestone. We think the facility will be a nice addition to the community and will bring in good commercial development. The facility will be low use in regards to traffic. Their plans have gone through Golf Village review and they changed the brick shown to the Golf Village limestone so their building blends in with the prevalent look in the area. Commissioner Hartranft asked if limestone will go wherever brick is shown in the drawings. Ms. Carney said yes. They are proposing a metal roof. Drawings show proposed signage in case the building ever needs to be re-purposed. The building could be re-purposed and divided into individual units for other commercial development. The building can be easily re-adapted.

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

Staff will work with the developer to ensure lighting doesn't extend beyond the property lines. Any lights on the building should have shields. We want to make sure light doesn't spill off into the condominium development to the south and west. The building is proposed to be all open inside but it could be divided into flexible spaces for retail or office space. The doors on the back side could accommodate warehousing also. A flexible building will be good for the area for multiple types of users. Staff can control what type of users could go into this building by working with the Development Plan for this parcel; make a list of users the City may not want to have in this building due to the close proximity to residential and the tightness of the site. For example, this is probably not a good location for an auto repair facility due to the noise. Staff is happy the applicant has already gone through the Golf Village review process and they have submitted a very detailed plan. Staff supports a combined Preliminary and Final Development Plan.

Derick Stadge, Architectural Advisor, reviewed his comments in Exhibit 1A and Exhibit 1B. This is a very thorough submission for a Sketch Plan. The lighting plan shows lighting won't creep off of the property. Shielded LEDs are shown which is a quality solution. A lot of time and effort was put into a landscaping plan. It looks great. He offered his comment about fencing so the Commission could consider whether fencing is appropriate or not. Mr. Stadge asked Ms. Carney to address what her vision is on parking, why is there future parking shown. Ms. Carney said they show additional parking because there really isn't anything in the Code which addresses athletic facilities such as this so we guessed on parking requirements. We felt we are providing enough parking for the current use. The future parking is shown in case the use of the building changes. Mr. Stadge said he was confused on who the primary users will be. Now that he knows parents will be bringing children to the facility he can see the parking working out better as it is shown. But, there is a lot of space. He advised the Commission to take a close look at parking. Maybe the applicant can advise on an estimated number of occupants when at full capacity. This would be helpful. Architecturally, the scale of the building could be broken down more, especially since the building will be near a residential area. It would be worth the investment to ensure the building doesn't look so long and flat. The shed dormers do break the façade up. The middle part of the building looks long and monotonous. This area could benefit from some additional study to break the scale down and further enhance the main entrance. You want people to know where to go when they drive in towards the main entrance. The cupola gets lost in the totality of the building. It could be bumped up in size. Aesthetically, the proposed vents on the front and rear

make sense from a mid-western vernacular but crinkled glass or obscured glass could be another option to make the structure more handsome. Proportion wise, the trim and everything around the windows could benefit from further refinement. Everything seems a little small for the size of the building. The design is a great start. He doesn't mean to seem like he is nitpicking. Will the roof be all one color and one finish? Ms. Carney said yes. Mr. Stadge said some variation in color of the roof could help the building really pop. The scale of the building should be broken down as much as possible.

Vice Chairman Cooper opened this item to public comment.

Peg Higginbotham, 3308 Timberside Drive, said we were told in the past that Kinsale would be building in this location. She is puzzled. Is this the same group who wanted to build before? Mr. Betz advised this is a different proposal. The plan Kinsale had proposed was on a different parcel. They wanted to build a driving range building. This is a totally different piece of property over by the self-storage facility. Ms. Higginbotham asked where this new facility will be in relation to their entrance. Mr. Betz showed Ms. Higginbotham on the overhead. Ms. Higginbotham asked if there will be parking allowed on the street. Mr. Betz said he doesn't know if parking is allowed on the street right now or not. He would check on this. Staff will require the applicant to have as much parking on site as possible. The applicant will need to meet Code requirements. This is the first step of three review requirements. We will take a look at street parking as we move through the reviews. Ms. Higginbotham asked what the purpose of the building will be. Mr. Betz said they will train children to play baseball, basketball, lacrosse and other sports inside. Ms. Higginbotham asked if it would just be for youth. Mr. Betz said he believes so. Ms. Higginbotham asked what the hours would be.

Eric Martin, 7071 Hill Road, Plain City, said he is one of the owners of the property now. The facility will be a youth athletic facility called Redline Athletics. They will close around 9:00 p.m. Ms. Higginbotham asked if it will be open 7 days a week. Mr. Martin said yes. They plan on meeting with the homeowner's association once they are a little further along. Ms. Higginbotham said that would be great. Many of the other owners wanted to be here tonight but couldn't make it so a meeting would be greatly appreciated.

Marvin White, 3350 Timberside Drive, said the speed limit on Woodcutter is 25 MPH. People go 50 MPH and greater. The road is used as a cut-off from Home Road to Sawmill. There are a lot of young children in this area. If something is built here they will need to be very, very careful. They will need to be careful with parking. Vice Chairman Cooper thanked Mr. White for the comments and said we will make sure the Police Department is aware of this.

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

Commissioner Simpson apologized for being tardy. He had a work appointment go late. His 2 concerns are: one, regarding bike path access due to there being children involved. Bike path access to the area would be important. Two, he has seen parking be an issue at other athletic facilities. The applicant did a great job for a Sketch Plan.

Commissioner Hartranft thanked the applicant for preparing a detailed plan. He thinks the development will be a great addition to the community. He does have a concern about speed controls. Mr. Betz said this area is pretty undeveloped. Traffic will slow down when more cars are using Woodcutter. We have seen this happen in other areas which were undeveloped then become developed. Speed limits tend to slow down. Commissioner Hartranft said maybe a speed study can be done. Parking is another concern he has. He thinks most of the parking will be on-site. He doubts much parking would spill out onto the street but he has seen how much parking other athletic facilities need to accommodate everyone. Parking will need to be looked at. The Architectural Advisor's comments should be taken into consideration.

Commissioner Little said he also appreciates the applicant coming in. We can use a facility like this in town. He appreciates the amount of detail put into the Sketch Plan. He encouraged the applicant to work with the condominium association as a part of the process; not after the process. Being a good neighbor goes a long way to an affective development. He encouraged the condo association to stay involved and get a good representation of all folks in the neighborhood. He encouraged the applicant to put a little more focus on the south side of the building since it will face the condos. He agrees with the Architectural Advisor's comments.

Commissioner Boysko said he agrees with the comments made by the Commission so far. There is a great need for this type of facility in the community. This is a great use for the location. Will there be team activities or will it all be 1-on-1? Mr. Martin said there will team activities. Redline Athletics is a franchise so we can get information from other facilities around the country in regards to parking. We can also see what we anticipate our occupancy to

be at peak times. Commissioner Boysko said this will be key. Parking will probably be fine for 1-on-1 trainings but knowing when team activities will take place will be important. Parking will fill up real quickly. Mr. Martin said it may be beneficial for us to show you the floor plan so you can see what will go on. Commissioner Boysko asked how they will calculate the occupant load. Ms. Carney said we looked at this and tried to estimate the amount of occupants. This is how we landed on the parking count we have. We think parking will function well for this use or for future uses if the building is re-purposed. We can get data from other facilities and report back. Commissioner Boysko said when you go to the Building Department you are going to have to identify your occupant load. Ms. Carney said yes. Commissioner Boysko asked what the space to the south is. Ms. Carney said there is a ravine there or retention area. Mr. Martin said we don't own this area. Mr. Betz said this is Kinsale's property. There is a big drainage easement there. The area accepts storm water from the northwest and from the bridge. Commissioner Boysko said he appreciates the effort Todd put into the landscaping. He would agree with the Architectural Advisor's comments if the building were in a more prominent location but based on where it is, he likes the building. He doesn't know how well the windows fit into this type of use. Ms. Carney said they are still working on the windows. They want to have some natural light. They know a lot of balls will be moving around inside so they will probably cage some of the windows. They are still working on this. Commissioner Boysko said he would avoid clear glass being next to opaque glass. He agrees with Commissioner Simpson on bike paths. It would be great to have them.

Commissioner Jester said this is a very appropriate use of the property. The community will get a lot of use out of the facility. He would make sure lighting doesn't spill off of the property. He thinks all parking needs to be on-site and not on Woodcutter. Mr. Betz said they will look at this. Commissioner Jester said parking will be a big concern for him.

Commissioner Boysko said he agrees with the need for adequate parking. He doesn't know if there's a possibility for over-flow parking on the adjacent property. There is a fire lane all the way around the building. Can parallel parking be allowed around back? Mr. Betz said the Fire Department likes at least 20 feet, minimum.

Vice Chairman Cooper said he doesn't have additional comments. He was originally concerned about parking being in front of the building as opposed to the rear. As long as there is good screening in front he won't make a big deal about it. Pay attention to the Architectural Advisor's comments and the Commission's comments and you should be OK. Commissioner Little is going to poll the Commission about allowing a combined Preliminary and Final Development Plan. He is generally opposed to combining and he thinks he would be with this request.

Commissioner Little polled the Commission on combining the Development Plans. Commissioner Simpson said typically he thinks plans are split for a reason but he could go with combining. Everyone else was open to combining.

Commissioner Little moved to allow for the submission of a combined Preliminary and Final Development Plan for a proposal to construct a new 10,800 SF athletic facility on approximately 1.8 acres, for the property located on Woodcutter Drive a represented by Jennifer Carney, Redline Athletics.

Commissioner Boysko seconded the motion.

VOTE: Y 5 N 1 (Cooper) (Emerick absent)

Mr. White asked the Commission if they had asked the applicant to meet with the condo association. Vice Chairman Cooper said the applicant said they would. Mr. White said he thought the applicant would meet with us before this was finalized. Vice Chairman Cooper said this vote wasn't to finalize. We voted on allowing a combined Preliminary and Final Development Plan. Commissioner Little explained there are normally 3 steps to the process. This review tonight is the first step. We just voted to combine the next 2 steps. The applicant will still meet with the condo association. Mr. Betz said we will make sure they meet with you before the next meeting.

Ms. Higginbotham said she has a great concern about the parking and particularly the traffic. With the advent of Kroger going in, can you imagine the traffic this is going to create on Woodcutter? Sometimes, those of us who live in the condos, wait endless periods of time to get out onto Sawmill. This is going to be increased. As the Commission makes their decisions, she hopes this will be taken into consideration.

CERTIFICATE OF APPROPRIATENESS

Applicant: Dave Wetterstroem/Frame Makers of Powell
Location: 84 West Olentangy Street
Existing Zoning: (DB) Downtown Business District
Request: To review a Certificate of Appropriateness to construct a new garage.

Dave Wetterstroem, 84 W. Olentangy Street, Frame Makers of Powell, said garage is probably not the right term and is a carryover from the first submittal. They want to add a small structure to use as a wood-working shed. He wants to cut and build picture frames for his business. The structure will be pre-built, approximately 450 SF, 18 by 32 over the eaves. This would include a 4' porch. They will make the appearance vintage appropriate. Vice Chairman Cooper asked if the shed would match the existing building but be subservient. Mr. Wetterstroem said exactly. They will add board and baton instead of just standard siding, use trim which is similar to the main building, use doors which are similar to the main building. They will use the same color scheme.

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

Staff supports approval of this request and would work with the applicant to ensure all requirements are met.

Derick Stadge, Architectural Advisor, reviewed his comments in Exhibit 1A and Exhibit 1C. He asked if the structure will be dark green. Mr. Wetterstroem said yes, with cream and maroon trim. Mr. Stadge asked about the metal roof. Mr. Wetterstroem said he was thinking a brick red color but this isn't locked in. He would be pleased to have input. His goal is to add a structure which works for him but works for the community. He isn't trying to butt heads. He is open to feedback and suggestions. Mr. Stadge said he assumes there is a standard pallet of colors to choose from or do they have custom colors to pick from? Mr. Wetterstroem said there are about 12 different colors or the roof could be done in shingles. Mr. Stadge said it would be good to provide Staff with the color information so they can see the choices. He would be happy to provide input if desired. Is horizontal siding an option for this structure from the manufacturer? Mr. Wetterstroem said it is an option but he doesn't think it would look as well with the scale of this structure. Mr. Stadge said the proposed trim with the vertical board and baton is going to get pretty busy on such a small structure. Mr. Wetterstroem said there won't be a lot of trim. Mr. Stadge said if you could go with a horizontal siding it might be better. Mr. Wetterstroem said he can look at it. He is looking for designs which are similar to railroad structures which were built in this area. His trim features match these railroad structures and they had board and baton. Mr. Stadge said he appreciates the amount of thought put into the design. The manufacturer may have a visualizing tool you might be able to use to compare the two sidings. It would be worth looking at the differences. Commissioner Boysko said if Mr. Betz could pull up Outdoors Unlimited's website there are some pictures which might depict what Mr. Wetterstroem is proposing. Mr. Wetterstroem said the photo he has provided is the closest to what he is proposing. Staff suggested a year ago to use board and baton. Mr. Stadge asked if most of the walks are brick paved and is this what you are proposing for the patio. Mr. Wetterstroem said the porch is built on and the floor is wood. Mr. Stadge said some clarification would be beneficial moving forward to make sure everyone is on the same page. There may be another level of detail which is required if a Historical Downtown Advisory Commission (HDAC) review is not required.

Commissioner Jester asked Mr. Betz if the Commission is deciding if this structure is appropriate to be built on this site. Mr. Betz said yes. The Commission can send the specific design details to HDAC or P&Z can approve tonight. Design details can be worked out later.

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

Commissioner Boysko said his only concern with these types of buildings is they look like a permanent structure. They come on skids or a platform. If there is a way to better integrate the platform with the surroundings so it doesn't look like it is just sitting on a piece of property. This could mean landscaping around the perimeter or doing something to raise the grade so the front porch doesn't look like a skid. Mr. Wetterstroem said he agrees completely. Landscaping is something they will do. This is his property. He works here 6 days a week. He wants it to be someplace he is proud of. Properties in the Historic District are four-sided properties. He wants his property to look and have an appropriate feel. He is trying to be a good steward of the property. Commissioner Boysko said he appreciates this. He feels the structure is appropriate for this space. It may be appropriate for HDAC to review the design details.

Commissioner Little thanked the applicant for coming in. He appreciates the applicant trying to improve his business and property. He used to have a little apprehension with pre-built structures but a resident in his neighborhood added a garage which turned out great. Paying attention to the Architectural Advisor's comments is appropriate. He would be OK with the applicant working with Staff on design details.

Commissioner Hartranft thanked the applicant for coming back before P&Z. The request is appropriate for the area and appropriate use. He is OK with Staff working with the applicant on design details.

Commissioner Simpson said the business has been a great addition to downtown. His only concern is whether the row of bushes and the tree will have to come out. Mr. Wetterstroem said they won't. Commissioner Simpson said he was just concerned with losing the landscaping. He is OK with Staff working out the design details.

Vice Chairman Cooper said he agrees with all Commission comments. The Architectural Advisor's comments are important to pay attention to. He originally thought the request should go to HDAC but he has convinced himself Staff and the Architectural Advisor can work out the design details.

MOTION: Commissioner Little moved to approve the request for a Certificate of Appropriateness to construct a new garage, for the property located at 84 W. Olentangy Street as represented by Dave Wetterstroem for Frame Makers of Powell, subject to the following condition(s):

1. That the applicant shall incorporate the Architectural Advisor's comments; and
2. That the applicant shall work with City Staff for final approval of all changes and the appropriate color selections.

Commissioner Boysko seconded the motion.

VOTE: Y 6 N 0 (Emerick absent)

SKETCH PLAN REVIEW

Applicant: Home Steitz LLC, c/o John Wicks
Location: Northwest Corner of Home Road and Steitz Road
Zoning: (PC) Planned Commercial District
Request: In anticipation of annexation into Powell, review of a Sketch Plan for development of the property for housing, commercial and a possible library.

John Wicks, Real Property Design and Development, 267 North Liberty Street, Powell, said they came before the Commission in June with a different plan and they were strongly encouraged to look at alternative uses for the property. They have spent quite a bit of time since then modifying their plans, meeting with neighbors and Staff. We heard loud and clear our gas station and boat/RV storage ideas weren't supported by the neighbors. A comment was made at the last meeting to consider a library. We reached out to the library and they were, subject to the passing of a levy, looking for another site to place a library. The levy passed and there is interest in our site. We are excited about having a library on this site. It will be a good fit for the community. Neighbors and Staff also stated residential use would be preferable. A large lot subdivision is probably not the best residential use for this site. We are proposing residential units which will be for rent. Neighborhood office space/retail was supported also. We reduced the office space/retail in size. We feel we have returned with a good response.

Gary Smith, G2 Planning and Design, 720 E. Broad Street, said we did spend a lot of time rethinking everything we heard in the last meeting. We have met with residents an additional 4 times since June. We have received positive feedback on our current plans. Mr. Wicks has even gone out and spent some money on an architect to have drawings of townhomes with elevations we think will fit the site. We felt we had a good plan in place. We were a little surprised yesterday when we saw the Staff Report. We feel Staff is supporting our proposal but we were surprised the Staff Report is bringing us back around to a Conservation District and the notion of 50% open space and surprised at the comments about density. The changes Staff put in the Staff Report don't jive with the notion of 50% open space either. The apartments are on approximately 6 acres which is half of the site. To have 50% open space on this site we would have to remove the apartments. Or, remove the other 2 uses. The site won't work if we do this. He would respectfully argue the Conservation District is not appropriate for this site. This is an extremely difficult site to develop. Based on the City's own traffic plan, this site is at the intersection of a major arterial and collector. One road is projected to carry between 20,000 and 35,000 cars a day and the other 5,000 to 15,000 cars a day. There is a major power line running through the site. Low density, residential uses which are typically in Conservation Districts aren't appropriate for this site. This site will have no connection to any other neighborhoods. This is a disconnected site on a hard corner with a lot of traffic. Conservation District developments are typically done to preserve the best natural features; woodlands, streams. This site has zero natural features. It is all farm land. There is nothing to preserve. It is appropriate to talk about how to integrate useful open space on the site and how to make it beneficial to the people who live and work on the site and to the adjacent neighbors. Some of the ideas Staff mentioned in the Staff Report are appropriate and we had already thought about. We just hadn't gotten to this level of detail yet. The City's Comprehensive Plan, page 40, also supports our plan. The Comprehensive Plan says Conservation development patterns should be the standard for all new residential only development. Our plan is not for residential only. The library will be a public institution. They will be using public dollars and they have a responsibility to be as responsible with monies as possible. They will only be looking to buy 3 – 4 acres. They won't be interested in subsidizing the open space. The commercial ground won't be able to subsidize the balance of the open space. We have a site cost which won't be paid back by the library. The balance won't be paid back by the commercial. If we have to eliminate the apartments to get the 50% open

space the whole project won't work. We are hoping Staff is really meaning we need to find more ways to create useful open spaces and not have to meet 50% open space.

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

Mr. Betz said he wholeheartedly agrees with the last part of what Mr. Smith said. Staff is recommending the applicant achieve as much of the 50% as possible. This is a density study; this is how much can we put on this property. The applicant has come up with a plan which maximizes this and has parking ratios which meet Code. This is where we need to take a step back and look at how many units should go on the site, what the density should be, what should the design be, do we want this kind of housing in this area. Staff believes having all kinds of alternative housing available for all kinds of people at different price ranges, for rent or for sale is something we need to look at. There are businesses in Powell who can't find and keep employees because the employees don't live in the area. They live in other places and can't find transportation to Powell. Powell is losing the employment base due to not having alternative housing styles. We need to determine if this housing style is what we need. We need to have housing types which are lower in cost for people who work in the service industry or repair industry. Staff looked at the site plan and tried to determine how it could be made better. We recommend a cool, green space outside of the library; an outdoor reading garden. We recommend reducing the number of units and parking which will reduce the amount of storm water retention needed; make green spaces bigger. Staff recommends 50 units. We like the site plan organization. We need to talk about how the site will be landscaped. There are no trees on the site. We want to make sure there is integration for all paths, sidewalks and roads throughout the site. Home Road is going to be the next major east/west thoroughfare within Delaware County. It will be important to make sure the architecture on this site is high quality and meets Powell standards for aesthetics and community character. Staff will work with the library if they decide to build on this site. A traffic study will be done by the applicant.

Derick Stadge, Architectural Advisor, reviewed his comments in Exhibit 1A and Exhibit 1D. The residential area does seem very dense. There isn't much usable green space for residents. He sympathizes with finding something suitable for the site. Conversation on what density in terms of units per acre is allowable in just the residential area would be good. Another good compromise might be to look at the commercial along Home Road. The buildings almost look 2-story. Office components or residential components above the commercial buildings might help. This would free up more green space. The plan Staff came up with is heading down the right path. He really likes the green/garden space behind the library. The units which have a garage would benefit from having the garage on the back side and the front door facing a green space. He won't belabor the architecture at this point. We will look at it.

Vice Chairman Cooper opened this item to public comment.

Paolo Rosi, 4330 Home Road, said he is encouraged by this plan. The plan has come light years from where it was at the last meeting. This is evidenced by the lack of public in the room. This doesn't mean the public is disinterested. It was objection after objection at the last meeting. He personally ran out of time so he submitted a very lengthy document which was a litany of how the previous plan failed. The applicant has worked with us as residents very closely and what we see here today, broadly speaking, is very good. We are a lot happier. There are other things to consider. We are concerned about the amount of green space, we would like further details on mounding and landscaping. From his point of view, this plan hits home on a couple tenants which can be achieved on this single lot. It is a fact of life density will increase in the area. When we talk about density we should also look at the surrounding area. It alleviates what he thinks is the immediate concern when you look at the plan in context to what is around the site. When you combine residential and commercial, as on this site, you will actually reduce car journeys, which is always a concern around here. The library will form a community hub. Libraries are very good like this. They host community events, they are a focal point for people. It is a little Hamlet in itself. It is important to start changing the demographics for economical and business reasons. It is healthy to have different members in your community. This plan is something he could tolerate. There are things which need to be worked out but he isn't here to object tonight. He encourages the plan not be rejected. The developers have demonstrated they will work with us.

Kevin Daberkow, 6635 Kellogg Drive, said his backyard is 6" in Liberty Township. This is all about the library. He hopes his comments will contribute to everyone understanding why this is all about the library. Hopefully we can work through the density concerns. This property is uniquely perfect for a new branch of the library. Most of us move into this area because it is a great place to live for families, for schools and it's why he moved here. Mr. Daberkow asked Mr. Betz to show a map he put together (Exhibit 1E). The stars on the map represent the schools which are directly around the red arrow. The black arrows represent where existing library branches are located. There is a void for our area. Everyone knows it isn't realistic to go from the school on Home Road to the Orange

library branch. It isn't going to happen unless you've packed dinner. Traffic isn't going to get better. You don't want to go to the Ostrander branch library. Using Liberty Road after school is a nightmare. We need a library branch at this location. The 6 schools in our area have so many students. If these 6 schools were their own school district, it would be one of the top 10% largest school districts in the state. The schools don't have a library close. The vision is there should be a connection between the library and the schools and the neighborhoods so the children can walk or ride a bike on a path to the new library. If the applicant's plan is changed, if anything is taken away, it will no longer be feasible for the applicant to build and for the library to go in. Mr. Wicks didn't have to work with us residents over the last 6 months to help plan this site. He had meeting after meeting. He responded to e-mails and all concerns. When the gas station was first proposed, everyone said no way. We started a little Facebook group. Within a couple weeks we had 500 people saying no way to a gas station. When we floated the idea of a library, everyone wants a library but one guy out of 500 people. He wants to leave the field soybeans. I respect this but it isn't going to stay soybeans. We want the library. I trust the folks who know more about density can work out this issue so we can make sure it is worthwhile for Mr. Wicks to have a library on the site.

Jon Petz, 4320 Home Road, said he is here on a positive light and it is a relief. He is happy to be able to say this. What has happened since the last meeting has been nice. We have had multiple meetings with the developer. We have had productive discussions about how the land could be developed. His wife initiated the conversations with the library. He is very proud of this. The developer got behind and embraced the idea. We asked for residential. The developer got behind and embraced this idea. He has worked with us to accomplish common goals. He does want to put on record they want the developer to work with residents to ensure mature landscaping and mounding. He wants to confirm water rights. Our water shed flows to the northern part of this property, coming into our pond. The pond offers recreation and food. There is some great bass in the pond. He isn't overly excited about a bunch of dog poop floating into their pond if there were a dog park put in. When it comes up, we would want to discuss the types of use in the commercial areas. Hours of business and the types/categories of business would be a concern. We would want it in writing what could be in the commercial areas. He would debate the comment there is nothing to preserve on this site. He is preserving his swimming pool, what we look at out bedroom windows, the community, and his back yard of where he lives and plays. He was concerned when Mr. Betz said low cost housing. He has spent a considerable amount of time with appraisers and real estate professionals to find out how all this is going to impact him personally. It's not good honestly. Low cost housing causes him great concern. Low cost can be taken many different ways. The traffic studies will be helpful to make sure we do this right. We have a heck of a time turning left out of our driveway now. We have a concern.

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

Commissioner Simpson commended everyone for working together. This is how it's supposed to be done. The attendance in the room is the #1 indicator we having something going right here. We typically like seeing retail buildings pushed forward. He is assuming the power lines puts a damper on doing this. He is assuming the portion of the site for the library would be parceled off. He would still personally consider this a part of the green space. When he thinks of green space he thinks of community benefit. This library is the definition of community benefit. Would the City make money off of the library, is it taxable? Mr. Betz said yes, there will be employees. Commissioner Simpson said this is a big benefit. Safety will be a major concern. Walking paths and bike paths will be important. He would like to know what the density would be if the residential area were sectioned off. We all want the library and we want to make this work. Let's work on the density and see what we can get to. Buffering will be important. Will the roads on site be private? Mr. Betz said yes. Commissioner Simpson said he doesn't have a good understanding of parking spaces to apartment numbers. Powell Grand is our highest density area right now. His biggest question would be, what happens if the library doesn't build on this site. Where will we be if the library decides not to build here?

Commissioner Hartranft thanked the applicant, the residents, the ideas and how everyone worked together. It makes our job a little easier. He doesn't have any big concerns other than those which have been mentioned already; the density, green space, and how far are we away from knowing if the library will build here.

George Needham, Director, The Delaware County District Library, 84 E. Winter St., Delaware, said we have been talking about this right from the get-go. Mrs. Petz made contact right after their first meeting. Our Board goes through certain processes and didn't want to commit to any space before the levy passed. Since the levy passed, we are in a good position. Our first Board meeting is next Tuesday. A feasibility committee has already been appointed to look at what is available. There are 2 other moderately serious locations. This site, without committing the Board, is the most attractive spot we have. It's where we want to be. We aren't closing the library in the City of Powell. We will be able to serve the north part of Powell and Liberty Township much more effectively. It would get us closer to Concord Township which we also serve. Our relationship with the Olentangy School District has

been so good. It would make it very easy for us to work with the 6 schools Mr. Daberkow mentioned. There are a lot of positives in this for us. He can't commit for the Board but we are very solidly interested in this site. Commissioner Jester said strategically you have the Orange library, an excellent facility, which would be very close to this site. Mr. Needham said it would be about 5.5 miles. He drove it to see how far it would be. Commissioner Jester asked if they were looking further south for their next location. Mr. Needham said the other offers are further south. The growth is north. This site will be in the middle within 10 years. Libraries have 40 or 50 year life spans. We have community support for this area already too. Commissioner Jester said there are a lot of people who live in the southeast section who use the library there today. How will these people be heard? Mr. Needham said they will hold community meetings before any final decisions are made. There are no plans to close the current Powell library when we open a new library. Commissioner Jester said he thought they would close the old library. The library already in Powell has a wonderful children's program. Each library has different features. Mr. Needham said they do. Commissioner Boysko asked about the size of the new library. Mr. Needham said they have been thinking something the size of the Orange branch without the bookmobile garage. We don't need 2 bookmobile garages. The Orange branch is about 33,000 SF. 8,000 SF of that is dedicated to the bookmobile storage. We are thinking about 25,000 SF will be needed. We found out we don't have enough parking at the Orange branch; even with 75 parking spaces. Mr. Wicks is planning on over 100 parking spaces. Commissioner Boysko asked what the process is to get this approved. Mr. Needham said they will move on this fairly quickly. We were able to turn the Orange library around in 2 years. The difference is they already owned that land. This will add some time to this process. We may have an issue getting contractors. It is very difficult to get things built right now. We hope to make this a 2 – 3 year process. Mr. Wicks said they will also have over flow parking available with the commercial buildings. Mr. Smith said inter-connectivity on the site will be very important.

Commissioner Hartranft said he is very encouraged by what he heard. Who would own and maintain the reading garden if put in? Mr. Betz said we would work through these types of things.

Commissioner Little thanked everyone for coming in. He appreciates the community involvement and encouraged the residents to stay involved. He participated in the development of the Comprehensive Plan and when the Conservation District was talked about the spirit was probably with larger land use areas. We want to try and buffer our community a little bit. This site is transitional in his mind; on the edge of this area. It is still important to try and do some of the things Mr. Betz spoke about. He doesn't think this housing will actually be low cost housing. It will probably attract some of the OSU hospital employees, who would demand higher quality apartments. Trying to move towards the spirit of the Conservation District is important. Some of Mr. Betz's suggestions might work. Putting some apartments above the retail and/or office space might be a way to get more apartments back into the equation but free up some density. He may be the lone wolf saying this but maybe a building 3-stories tall might help. We typically frown on this but things are changing.

Commissioner Boysko said tonight has been enjoyable compared to the last time. He is encouraged by everything said. If this was a sales pitch, you sold me. He can't say anything more than what has already been said. This is an excellent start. There is work which still needs to be done.

Commissioner Jester said this is a very challenging piece of property. He appreciates what the applicant is trying to do with the site. There is a lot to think about.

Vice Chairman Cooper said there is nothing he can add to what has already been said. He will emphasize maximizing the green space the best you can. This is a great start. Let's keep working on it. Thank you for making the neighbors happy.

Mr. Smith thanked everyone for the feedback and they are really encouraged by the support of the neighbors. The idea of apartments over the retail space will need more discussions. They will look at it but it becomes pretty challenging in a suburban location. Apartments over retail are very common when you are in places like the Short North or along High Street. The excitement is there and there is a lot going on which makes people willing to live over a retail space. When you get into a location like this one the demographics change. The people think about parking in front of their front door as opposed to having to compete with retail customers for parking. The market becomes thinner.


OTHER COMMISSION BUSINESS

There won't be a second meeting in November. We will meet again at the regular meeting time in December.

ADJOURNMENT

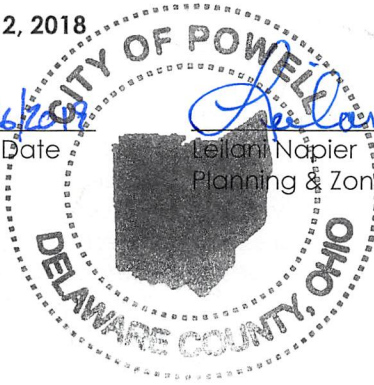
MOTION: Vice Chairman Cooper moved at 9:09 p.m. to adjourn the meeting. By unanimous consent, the meeting was adjourned.

DATE MINUTES APPROVED: December 12, 2018



Ed Cooper
Vice Chairman

1/16/19
Date





Lellani Napier
Planning & Zoning Clerk

1/16/19
Date