



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

December 12, 2018

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Don Emerick on Wednesday, December 12, 2018 at 7:00 p.m. Commissioners present included Shawn Boysko, Ed Cooper, Trent Hartranft, Joe Jester and Shaun Simpson. Bill Little was absent. Also present were Dave Betz, Development Director; Derick Stadge, Architectural Advisor; Leilani Napier, Planning & Zoning Clerk and interested parties.

STAFF ITEMS

Mr. Betz advised the Commission the applicant for Item #5, Day Dream Inn, has requested to be moved to the end of the Agenda. The applicant is waiting on someone to arrive.

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

Commissioner Cooper advised a correction needs to be made on Page 9 of the draft minutes. In the 6th paragraph, the word emphasis should be emphasize.

MOTION: Commissioner Cooper moved to approve the minutes of November 14, 2018 as amended. Commissioner Hartranft seconded the motion. By unanimous consent of all Commission members, the minutes were approved as amended.

COMBINED PRELIMINARY/FINAL DEVELOPMENT PLAN REVIEW

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

Andrew Navarro, Carney Ranker Architects, 5925 Wilcox Place, said he is the Project Manager. The plans haven't changed drastically but architectural changes were made to address the comments made at the last meeting. They increased the size of the trim around the building, increased the size of the cupola at the entrance, adjusted some of the detailing and added windows to the southern side to address Home Owner Association (HOA) comments. Site engineering work such as utilities, connections and topography are now shown in plans.

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

The proposal shows the proposed signs. The sign shown has a white background and it needs to be opaque with the letters being lit up. Code doesn't allow signs with a white background having lighting going through. Staff recommends the future parking lot to the north be installed now so there is no question as to whether it is needed or not. It would also be more expensive to pave this area at a later date. Staff didn't see anything addressing a better pathway connection to the site. There is a sidewalk along Woodcutter Staff would like to see extended, at least to the applicant's entrance access point. There is a path which is for golf carts and access to the Golf Village maintenance building. This path will have carts on it so would not be a good pedestrian connection. Staff recommends approval with the conditions listed in the Staff report.

Derick Stadge, Architectural Advisor, reviewed his comments in Exhibit 1B and Exhibit 1D. He thanked the applicant for their thoroughness and making the recommended changes. The applicant should consider something more durable than wood at the base of the pilasters. The sidewalks will be salted. Mr. Navarro said they are thinking of

using some type of Hardi material. Mr. Stadge said plans don't show downspouts yet. This is an architectural comment which needs to be made. The applicant should keep the downspouts symmetrical and try to conceal the downspouts as much as possible. The roof is still pretty massive with just one monolithic color. Mr. Navarro said the drawings are trying to show 2 tones. There is only so much of a color range to choose from with a pre-engineered, metal building. They are trying to find 2 sister colors which will look good together. Once we nail down a manufacturer we can pick colors. Mr. Stadge said signage needs to meet Code. The applicant should take a look at the finish of the aluminum cabinet. The drawings show a synthetic foam base. Mr. Navarro said this is a typo. The Golf Village area wouldn't allow a synthetic foam base. The base will be cast stone.

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

Commissioner Cooper thanked the applicant for being so thorough and paying attention to what was said before. He has no other comments as long as the applicant meets Engineering Department requirements and the comments provide by Staff and the Architectural Advisor.

Commissioner Jester asked Mr. Stadge what the synthetic foam base is. Mr. Navarro said this was a typo in their plans. There won't be a foam base. The base will be cast stone. Commissioner Jester said we need to keep parking off of Woodcutter Drive. Mr. Navarro agreed. The landscape plans weren't completed in time but they do plan to put the parking lot in as part of the first phase. This will increase their off-street capability. Commissioner Jester said we need to be careful. Mr. Betz said the City will be looking at streets over the next several months and how parking is handled. A City wide study will be done of streets which are more commercial/mixed-use.

Commissioner Boysko said he appreciates the applicant meeting a lot of the comments provided before. This is the right use and a great use of the property. The design and articulation of the building is perfect. It sounds like the applicant is open to all of Staff's comments and recommendations.

Commissioner Simpson said the use is perfect for the area. Parking is the only minor concern. Putting in a pathway would be good. There will be a lot of kids in the area. He suggests some type of bicycle parking on the site.

Commissioner Hartranft thanked the applicant for being so detailed and submitting a good plan. The use is great. Ms. Carney told us at the last meeting she would try and find some traffic studies/parking data for existing facilities. Mr. Navarro said this information is in the submitted plans. We exceed recommended parking for maximum parking. Commissioner Hartranft asked Mr. Betz if we want sidewalks or bike paths. Mr. Betz said there is an existing sidewalk which could be extended. Commission Hartranft said the applicant won't be able to put a sidewalk in on the adjacent lot because it has the water drainage. Mr. Betz said there are steep slopes on this side and the existing pathway is for golf carts and maintenance vehicles, not pedestrians. We are asking the applicant to extend the sidewalk on the other side of the street; at least to their entrance across the street. A crosswalk could be put it. Mr. Navarro said they could look into this and see what it would take.

Chairman Emerick thanked the applicant for taking all comments into consideration.

Commissioner Cooper moved to approve 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 as represented by Jennifer Carney, Redline Athletics, subject to the following condition(s):

1. That all parking shall be completed in Phase 1; and
2. That all City Engineering Department comments shall be adhered to; and
3. That all Architectural Advisor comments shall be addressed; and
4. That the sidewalk on the west side of Woodcutter Drive shall be extended as recommended; and
5. That the applicant shall provide bicycle parking.

Commissioner Boysko seconded the motion.

VOTE: Y 6 N 0 (Little absent)

SKETCH PLAN REVIEW

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| Applicant: | Andy Johanni |
| Location: | 8930 Liberty Street |
| Existing Zoning: | (PC) Planned Commercial District |
| Request: | To review a Sketch Plan to construct seven (7) commercial buildings on approximately 4.44 acres. |

Commissioner Boysko recused himself from reviewing this request.

Andy Johanni, Senior Vice President, Equity, said he is representing Milton Properties, the owner of the property. Dr. Milton sends his regrets for not being able to be present tonight. He has a meeting out of town. They see an opportunity to build higher end, build to suit professional office space on this property. They will condominium the land and sell individual, build to suit buildings. They show 7 individual buildings. The buildings will be placed nearest to the road with the parking hid in the middle. They have 130 feet and 150 feet setbacks off of Seldom Seen and Liberty Road. They have an aesthetically pleasing green space. The detention will be an amenity to the site. The buildings will be 5,000 SF in size. The style of the buildings will be residential in appearance. They will connect the bike path along Liberty Road. They are in compliance with the Comprehensive Plan. This will be a low density employment center. The architectural style is agricultural looking, residential style and will fit in well. There will be limited site access. We have pushed our access point as far away from the intersection of Liberty Road and Seldom Seen as we can. They have aligned the access with the adjacent properties on the other side of the roads.

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

The applicant has already started a Memorandum of Understanding with the City for a traffic study. We will wait on the recommendations to determine ingress and egress needs. The City Engineer and the County Engineer will review everything. The intersection of Seldom Seen and Liberty Road is being designed for a northbound turn lane on Liberty Road with a traffic signal to be installed. The County Engineer is designing this project. The City has been providing comments. Staff recommends the applicant submit a Preliminary Development Plan, keeping Staff's comments listed in the Staff Report in mind.

Derick Stadge, Architectural Advisor, reviewed his comments in Exhibit 1B and Exhibit 1C. He agrees with Staff's comments about trying to articulate the edge along Liberty Road and Seldom Seen. It will add to the architecture. He is assuming there will be some mounted equipment. He asked the applicant to give thought to the placement; make sure the equipment isn't right behind the buildings along Liberty Road. We will look at this in the Preliminary Development Plan. It would be nice to find ways to incorporate some passive storm water management into the island Staff suggested. There is precedent for this all over the City. It is less intrusive on long term utilities and makes large paved areas more doable. We will want to see the styles proposed for the buildings. The roof on building 3 has a lot of asphalt shingles. There are a lot of easy and unique ways to break this roof up. A light monitor might be a unique way to break up the roof and would give an opportunity to get daylight into the building. There are many ways to accomplish breaking up the roof. It just needs to be looked at. He likes the idea of making the corner piece of architecture at an angle, so it addresses both Seldom Seen and Liberty Road. The tower being on the side of the building where people won't pass through makes him wonder about the pass-through under the tower. If the tower could be more prominent, more massive, make it have a more unique material which isn't perfectly in tune with the rest of the building. The stone columns look nice from the front but when you look at them from the side they start to get a little funky. The massing and scale just needs further study. The windows and the stone water table, along the side, in addition to breaking up the roof, look at some projecting down into the water table to help break up the horizontal area which gets a little heavy. This will go a long way to dress up the side architecture.

Chairman Emerick opened this item to public comment.

Les Wibberley, 5005 Bayhill Drive, said he works with the OPAL Trails Committee. We have worked long and hard to get the trail built along Liberty Road, from the library to the YMCA. He is a little concerned about the proposed drawing of the entrance way. The trail would have to cross over a double segment. It makes a very awkward passing. He would recommend moving the trail so it only goes over a single segment. This would make it safer. He would also like to suggest a trail rather than a sidewalk. A trail will accommodate pedestrians, bicyclists and runners. If there isn't a good reason to make this a sidewalk, consider making it a trail. He isn't a construction expert but he would think a path is cheaper, if not the same cost. Asphalt is cheaper than concrete. A trail will provide more functionality. We are trying to ensure all new developments are more assessable and have future sections of trails provided. If a trail could be extended across the south side of Seldom Seen Road it would be great. Each piece of trail provides connectivity.

Michael Schaal, 310 Ashmoore Drive, said he is on the Board of Trustees for the Ashmoore Home Owner's Association. He asked where the entrance/exit of this development will be in respect to the entrance/exit of Ashmoore Drive will be. He wants to request this area be a part of the traffic study. It is already pretty difficult at certain times of the day to get in and out of Ashmoore Drive. Mr. Betz said there would be turn lanes. The engineering and traffic studies will most likely alter the current plan. The number one priority will be safety at the intersection. Mr. Schaal said he wanted to second Mr. Wibberley's comments about a trail and how it would cross over this development's entrance. The trail could be moved back so it only crosses over one section. He also thinks

the trail along Seldom Seen should be extended. He has young children and they use the trail which is there now quite a bit. If it can be developed so people can get across the entrance safely it would be great.

John Anthony, 2591 Bryton Drive, said it would be nice to have a 3rd lane all the way up Liberty Road. It's too bad the lane wasn't extended all the way up from Grace Drive while the construction was being done. Traffic backs up to turn left on Seldom Seen. There is going to be a new park with athletic facilities. This new development is going to go in. The lane needs to go both ways for turning so left turns can be made into Ashmoore also. You can build it now or you can build it later. People turn out of Ashmoore and then want to immediately turn left onto Seldom Seen. Traffic is horrible right there. It's going to get worse. The 3rd lane should be put in now before all of this construction is started. He knows the tax levy didn't pass but build it now or build it later.

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

Commissioner Simpson said the connection to Ashmoore is going to be something which evolves but it does need to be looked at. The development is going to face Liberty Road and Seldom Seen so he hopes the buildings will be dressed up on the street side. The north side will face the condos which have bedrooms on this side. The applicant needs to be sensitive to the lighting. The church's blinking light already drives these people crazy. We need to avoid light pollution. Be careful with the monument sign too. We want the buildings to look somewhat uniform but if the buildings could have some diversity it would be good. Wolf Commerce is pretty filled up so there is a need there. Mr. Johanni said they would like the buildings to look like they go together but we want some unique character.

Commissioner Hartranft thanked the applicant for presenting the request. The plan is good and a good fit for the area. You can do a lot with the architecture as has been mentioned. Especially facing Seldom Seen and Liberty Road. It would be a great opportunity to show off. Traffic is going to be a challenge but we can work through it with a traffic study. He supports what the residents said about extending and making wider as far as we can. It would behoove us to do it now as opposed to later. We will see what the traffic study says.

Commissioner Cooper said he doesn't have any new comments to add. He agrees with 99% of the comments made. He looks forward to seeing the Preliminary Development Plan.

Commissioner Jester said he is a little sensitive to how long it takes large projects to be completed. We have a couple just sitting around right now. What is the timeframe on this project? Mr. Johanni said this is a good question. We are marketing our product right now. We would like to get several buildings in contract before we break ground. Getting through the design and approval process probably takes us into the 2nd quarter of next year. The buildings are build-to-suit buildings. We want the end-users to be a part of the design process. Commissioner Jester asked if the applicant will build as they rent or will all be built at once. Mr. Johanni said they will build as the users come on board. Commissioner Jester said this is where he is headed. It could take a long period of time for this project. Will the applicant come back before P&Z as the buildings are designed? Mr. Betz said this is a Sketch Plan. They will have to come back with a Preliminary and Final. The Commission may want to ask for review of each building design when the Final Development Plan is approved; unless standards are set forth and Staff can review designs. The site engineering will be done all at once. The parking area will have to be done all at once. As the developer markets their buildings, the Commission may review 2 or 3 buildings to begin with. Other buildings would come back at a later time. We may be looking at a 3 to 5 year period. Commissioner Jester said it is important to let everyone in the neighborhood know you are a build-as-you-go type of project. He is sensitive to projects just sitting there or never happening. He does agree Liberty Road is very busy. We will need to watch this as we go through the project. Mr. Johanni said he is familiar with the traffic issues. We see solving the traffic as part of our issue too. Selfishly, we want to make sure the project is well served, traffic isn't backed up and not perceived as a danger. It would limit our ability to market our product. We share in your concern.

Chairman Emerick said Staff's comments, the Architectural Advisor's comments and a traffic study will be key for this project.

Commissioner Simpson asked if the occupants will be more local. Mr. Johanni said with the City's tax advantage he would assume so. We see people live in Powell and want to work in Powell. Commissioner Simpson said most of the traffic could be counter-traffic then. It won't go the way most other people are going.

A gentleman in the audience asked if he could make a comment. Chairman Emerick advise him the public comment portion was closed. Chairman Emerick advised the gentleman to speak with Mr. Betz at the end of the meeting.

SKETCH PLAN REVIEW

Applicant: Romanelli and Hughes/The Camber Company, LLC
Location: Carriage Road
Existing Zoning: (FR-1) Farm Residence District – Liberty Township
Proposed Zoning: (PR) Planned Residence District
Request: To review a Sketch Plan to rezone the parcel to Planned Residence District and construct eleven (11) buildings on approximately 4.01 acres.

Commissioner Boysko returned to the meeting.

Gary Smith, G2 Planning & Design, 720 E. Broad St., said Chris Bradley and Jim Ohlin are here with him tonight. They have a proposal for a pretty small parcel. They are excited about it. The parcel is the last piece of a much larger annexation. The Commission heard a proposal earlier on this parcel for 34 townhomes. Our proposal is much better in regards to size, scale and value to the surrounding neighborhoods. We propose 11 high quality, ranch, patio homes; all organized around a central green space. They are trying to make this project a private enclave. The homes will be geared towards empty nesters who don't want to maintain a large yard or plow their driveway. The homes will be priced in the mid to high \$400,000's. It will be a tight-knit community with very high quality architecture and very nice interiors. We don't need to spend a lot of time on the architecture. Romanelli & Hughes has a great reputation. They have cultivated this reputation over a very long period of time by developing high quality projects. They invest heavily in their designs and customizing. There will be no homes backing onto Liberty Road. They matched the setback to the house across Liberty Road so they maintain a very similar view corridor. They will augment this with additional landscaping. They are also matching the setbacks to the house across Carriage Road. We will work very hard to blend this development in. The applicant is interested in more landscaping on the north side, along the school side.

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

Staff is a little concerned whether the Liberty Township Fire Department feels the radius will work. Staff recommends the applicant move on to the Preliminary Development Plan stage.

Derick Stadge, Architectural Advisor, reviewed his comments in Exhibit 1B and Exhibit 1D. The current plan is far superior to the previous plan in regards to density. The thought behind the communal green space is good. The emergency vehicle turning radius could be a challenge. It would be nice to see how the site would look if lots 10 and 11 were slightly resituated. The 16' drive could possibly go to 24'. It might also be worth considering eliminating a portion of the loop and creating a little more green space. He could see it working both ways but the applicant could put some thought into this. His mark up shows a bike path extension along the east, south and west side of the site. He wasn't necessarily suggesting the bike path be on all 3 sides, he was just suggesting a bike path somewhere for consideration. The 4 drawings showing the architecture look good. He will get deeper into the architecture at the next review. His only question would be whether all 11 homes are going to be uniquely similar in custom or will there be repetition throughout the development.

Jim Ohlin, Romanelli & Hughes, said the homes will have to be different since they will be so tight together.

Chairman Emerick opened this item to public comment.

Les Wibberley, 5005 Bayhill Drive, applauded all of the bike path extension suggestions. At least connecting to the grade school would be great. Every piece of trail we can get we will take. He is concerned with the intersection of Carriage and Liberty Roads. People trying to turn left off of Carriage onto Liberty Road during the school bus time can't turn. It is a mess. The additional traffic will create the need for a traffic light here. There needs to be a safe pedestrian crossing. There is no safe way to cross Liberty Road in this area. A traffic light at Carriage and Liberty Road would be a solution. Bicycle traffic in this area going down Carriage Road is getting very hairy.

Michael Schaal, 310 Ashmoore Drive, seconded the recommendation for consideration of a bike path extension north and for a safe pedestrian/bicycle crossing at Carriage and Liberty Roads. It is very difficult for children to get over to the schools from the east side of Liberty Road. They get on buses just to cross the road when they can actually see the schools out their windows. His family doesn't use the school pickup and drop off lines but cars back up along Carriage during these times every day. This will affect traffic getting into and out of this new neighborhood.

John Anthony, 2591 Bryton Drive, said he wanted to reiterate the traffic concerns already mentioned. He doesn't know about a light at this intersection. It is doubtful a light would solve all of the problems at this intersection. If a

traffic light is put in, there will be a light at Grace, at Seldom Seen and here. He may as well park downtown and walk home. The design is 150% better than the prior one. There are nice trees already on this lot which birds live in. A lot of birds. You may want to leave some of these trees and place landscaping around the existing trees. Mr. Betz said the City will consult with the County Engineer. This is the County's intersection.

Brent Siebeneck, 204 Mendolin Way, said he is the President of the Woods of Powell HOA. This is the best use of the land they have seen so far. Their biggest concern is where the entrance is placed. Lined up with the Mendolin Way entrance will make it impossible for anyone to go left leaving the new neighborhood. It would be impossible twice a day for about an hour each. Traffic backs up very badly. We can't turn left off of Mendolin Way to take our kids to school. He wouldn't recommend putting 2 entrances into the new neighborhood. People will use it as a cut-through if you do.

Edward Rogers, 2415 Daurer Court, said his son does walk to school. He lives behind the fire station. He wishes they could get a light. We have been trying. We were able to get a flashing school sign put up. Traffic is horrendous. He asked how close the new houses will be to each other. Plans look less than 25'. Mr. Smith said minimum distance between houses is 12'. People who buy these homes don't want large yards. They are looking for a tight knit community. Mr. Rogers asked what the square footage of the homes will be. Mr. Smith said 1,700 to 2,300 which doesn't include basements or potential bonus rooms above. Mr. Rogers said the neighborhood just seems really tight to him. He doesn't know if this meets Code or not. Mr. Betz said you can go up to 5' from the property line with fire walls. Mr. Rogers said traffic is his main concern. It is a bad area to put this plan at.

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

Chairman Emerick asked who the developer is targeting as their market. Mr. Smith said the empty-nesters. Owners not geared towards families. These folks won't have the same traffic patterns as the typical single-family homes have. The typical single-family home makes 10 trips a day. These people will come and go at different times of the day. They are typically retired. There will be a lot less traffic generated. We need to have the entrances line up due to a safety standpoint. We will have engineers look at and study the traffic issues. We do understand the need for paths. We can easily put a path in along Carriage Road. There are some grading and engineering issues along our Liberty Road side; there is a power line there, a ditch, a guardrail. We would have to look at this area more in depth. Chairman Emerick said the traffic of the potential home owners is what he wanted to get to.

Commissioner Cooper said he looks forward to seeing a Preliminary Development Plan. He is glad Romanelli & Hughes is involved again. The applicant has heard the comments so far. The biggest challenge is going to be Carriage and Liberty Road's traffic. This development won't contribute a lot to the problem. If I were going to live where the applicant is proposing to build, I might want to get out of the neighborhood sometime.

Commissioner Jester said the project is interesting but the applicant has picked a very difficult place to plop it down. This corner is one of the most difficult places to develop something like this. The traffic is very difficult at Carriage and Liberty Roads. Mr. Smith said they see this a little differently. We see this as an opportunity. There aren't many other uses which would generate less traffic. While the area is already a challenge, we aren't going to create additional challenges. The area is great. This development won't add kids to the schools. Commissioner Jester said it isn't going to be a good place when all of the school buses roll out. Mr. Smith said this occurs twice a day.

Commissioner Boysko thanked the applicant for submitting the plan. It is a big improvement over the last plan. Have the setbacks been established along Liberty and Carriage? Mr. Smith said we are trying to meet the setbacks which are across the street. There is already an established pattern. They will maintain the same visual corridor. Commissioner Boysko said there really aren't any other houses to maintain a pattern from. Mr. Betz said they are setting their own setbacks but they are using the context of Liberty Road. Mr. Smith said Liberty Road has a nice feel. We are trying to be respectful of this and maintain it. Commissioner Boysko asked about the wetlands mitigation. Mr. Smith said he is not a wetlands mitigation expert. They will have engineers involved in this process. We have had preliminary studies done and we know we can build here.

Chris Bradley, 6760 Colt Court, Dublin, said the wetlands have been studied by GCI. The site is 4 acres and the wetlands are less than 10% of the site. The site has been staked and surveyed. What people are saying is a big wetland really isn't. When a wetland is under half an acre it qualifies for a program where you can protect twice the land somewhere else if you want to mitigate. It costs but it is a program through the EPA. We are on a path to take care of the wetlands. Commissioner Boysko said then he guesses the response is the mitigation will not affect the design of the detention. Mr. Bradley said correct. Commissioner Boysko asked if the detention pond is limiting

the ability to have a path along Liberty Road. Mr. Smith said no, they just haven't studied what a path would look like along Liberty Road. We may face some obstacles. They will have to look at the cost. Commissioner Boysko said there is a ditch and you probably wouldn't fill the ditch. Mr. Smith said this would be one issue. There is a power line and a guardrail. We will just have to look at this. Commissioner Boysko said he agrees with everyone that there is a strong need to continue a path north, especially to the middle school and the YMCA. Is there an opportunity to take the path through the site or around the detention area? Mr. Smith said there might be. It might be interesting to look at going down Carriage and connecting to pavement which is already there. We just don't know all of the options right now. We only have 11 lots so spreading the costs is an issue. Commissioner Boysko said you could have conversations with the Olentangy Schools and the HOA about the designs and costs. Mr. Smith said it is always going to come down to who pays for things. We just need to explore. Commissioner Boysko said he agrees. Developments like this can be a catalyst to solve problems. Not that all issues are going to be solved but maybe you put the path on this site and then Olentangy Schools picks up a portion on their side. Without this development first starting the connection, it will never happen. Mr. Bradley said they are happy to have these types of conversations. But, if the school isn't open to the idea, it won't make a lot of sense. Commissioner Boysko said he thinks these types of residents are going to want to have paths to use. If the residents can get out of this community and be connected by paths it is only going to be a great opportunity for the residents. Commissioner Boysko said there is a lot of descent about the traffic and the new traffic this new development would create. What can we do to help these types of discussions to happen? Mr. Betz said a meeting with the County Engineer and the school district would help. A signal which only operates during school hours might be a solution or maybe the school district needs to pay for an off-duty police officer to be at the intersection twice a day. There are a lot of ways to come up with solutions. Dialog just needs to happen. Commissioner Boysko said an off-duty officer is a great idea. Roadway improvements would be 100% Delaware County and Liberty Township. Mr. Betz said yes.

Commissioner Simpson said everyone else has mentioned the big point: traffic. He appreciates the applicant looking into trying to do something. He has a concern about guest parking. Mr. Smith said each home will have a 2 car garage with 2 spaces in the driveway. The streets will be full width streets except for the CAD. Commissioner Simpson asked if the applicant will need to match the MI homes from an architectural standpoint. Mr. Betz said in his opinion they will be compatible. They don't need to match but there will be similarities. Mr. Smith said the materials will be relatively similar. The styles may vary a little but this is intended to be a closed enclave.

Commissioner Hartranft thanked the applicant for coming in. This plan is much improved with respect to density. There isn't anything he can add as comments.

ADMINISTRATIVE REVIEW

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| Applicant: | Matthew Althouse |
| Location: | 26 W. Olentangy Street |
| Zoning: | (DB) Downtown Business District |
| Request: | To review a proposal to allow an off-site, gravel parking lot to remain unpaved. |

Dustin Sun, 26 W. Olentangy St., said Matthew Althouse isn't here tonight. They want approval to leave the lease parking sight with Dr. Waddell gravel. Dr. Waddell will be building in a couple years. They don't want to pave the lot and then have to tear it up.

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

Staff is fine with the lot staying gravel. Mr. Sun is close to getting a Conditional Occupancy and wants to be able to open his bar.

Derick Stadge, Architectural Advisor, had no comments.

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

Commissioner Simpson said he had no questions.

Commissioner Hartranft said he thinks it is fine to leave the lot gravel.

Commissioner Boysko said a gravel lot is fine. He asked if there was a condition regarding signage. Mr. Betz said the directional signage will be put in as required.

Commissioner Jester asked when the applicant will open. Mr. Sun said hopefully the first week of January.

Commissioner Cooper said he had no problem leaving the lot gravel.

Chairman Emerick said he is fine with the request.

Commissioner Cooper moved to approve an Administrative Review for a proposal to allow an off-site, gravel parking lot to remain gravel, for the property located at 26 W. Olentangy Street, as represented by Matthew Althouse.

Commissioner Jester seconded the motion.

VOTE: Y 6 N 0 (Little absent)

EXTENSION OF A DEVELOPMENT PLAN APPROVAL

Applicant: Day Dream Inn, LLC
Location: 80 E. Olentangy Street
Zoning: (DB) Downtown Business District
Request: To review an extension request for a previously approved plan.

Gene Rodriguez, Day Dream Inn LLC, 80 E. Olentangy St., said he is the managing partner for the Day Dream Inn. His request was approved in 2015. He has invested quite a bit of resources and energy in obtaining approval. He had a series of misfortunes befall him. He wasn't affective as a sales person while under the duress. He has recovered and has attracted a sincere and qualified interest in the project. He would like another year's extension. There is still no hospitality in Powell. His plans may need some upgrading but he is willing to try and put the facility together.

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

The City has installed a traffic signal since approval of this request. The plan's use still has some merit but access to the site would be difficult at times when traffic backs up at the signal. Changes have been made to the roadway network. The property to the east of Grace Drive has been purchased by a known developer of commercial sites. Changes may happen within the next year which would affect how this property may develop. Staff is hesitant for a one year extension but may be fine with a six (6) month extension. The applicant advised right before the meeting tonight there is an investor interested. We have expiration dates on approvals because things can change over time. Things have changed. Staff is being cautious. The Commission can grant a 6 month extension. Staff would hesitate to grant a year extension without having a known investor.

Derick Stadge, Architectural Advisor, had no comments.

Chairman Emerick 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.

Chairman Emerick said he agrees with Staff's comments. He came in tonight thinking there is absolutely no way he would vote for a third extension without definite evidence of progress being made. He could go along with a 6 month extension if there is the potential someone will do something.

Commissioner Cooper said he agrees with Chairman Emerick. He was originally opposed to giving another year. This has been going on for a while and it doesn't seem like anything is happening. After hearing Mr. Betz's comments he could live with a 6 month extension.

Steve Lanker, 8195 Avery Road, said he is with the Britton Group, a real estate developer. He said he has looked at the project for the last 3 weeks. He believes the project has a lot of merit. It is a terrific piece of property. The use is terrific for Powell. We are going through the economic feasibility study right now. We have the wherewithal to do it and are very interested in doing it. The additional 6 months would be more than enough time to continue to complete our analysis and make a decision. Mr. Betz said the 6 months is from February. Mr. Rodriguez said his current extension expires January 15, 2019. Mr. Betz said 6 months would take them to July. Commissioner Simpson asked what would have to be completed by July. Mr. Betz said we would want to see them get the engineering plan re-confirmed for approval. We would come back to the Commission by then.

Commissioner Jester said he knows the applicant has been through a tough time. He's sorry the applicant has gone through everything. The property has changed since the request was approved. He wants to do things fairly for the applicant. Mr. Rodriguez said this has almost been an embarrassment to him professionally. Commissioner Jester said he can support 6 months but that's it.

Commissioner Boysko asked if a building permit was approved. Mr. Betz said no, no building permit was issued but the site engineering plans were approved. Commissioner Boysko asked about the building architecture. Mr. Betz said none of that has been approved. The architecture shown in the drawings has not been approved. Commissioner Boysko asked Mr. Rodriguez if he's hired an architect yet. Mr. Rodriguez said his architect is Jim Clark. He thinks all he is lacking is permits. Mr. Betz said a new plan review will need to take place. Code has changed. Commissioner Boysko said the building and site drawings are already done, they just need to be re-submitted and re-reviewed. Mr. Betz said the permit needs to be approved before 6 months. Permits are good for a year.

Commissioner Hartranft said he doesn't have any objections to a 6 month extension.

Commissioner Simpson said he is assuming the master plan hasn't changed. Mr. Betz said the use is appropriate. Commissioner Simpson asked what would happen if we didn't grant the extension. Mr. Betz said the applicant would have to re-do a new development plan and all hearings would have to be held again. There would be new fees. Apprehensively he would say 6 months extension would be good.

MOTION: Commissioner Jester moved to approve an Extension of a previously approved Final Development Plan for the property located at 80 E. Olentangy Street as represented by Gene Rodriguez, The Day Dream Inn, subject to the following condition(s):

1. That the extension shall be for six (6) months; and
2. That the applicant shall submit new engineering and building plans to obtain new permits prior to the end of the extension.

Commissioner Cooper seconded the motion.

VOTE: Y 6 N 0

(Little absent)

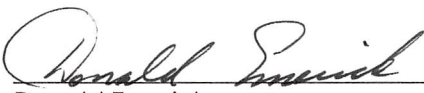
OTHER COMMISSION BUSINESS

The next meeting will be January 9, 2019. Commissioner Cooper advised he will be out of town until January 8th. He may or may not be able to make a January 9th meeting.

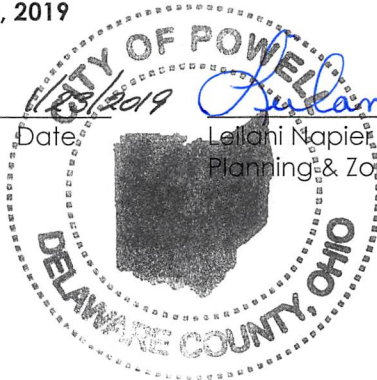
ADJOURNMENT

MOTION: Chairman Emerick moved at 8:54 p.m. to adjourn the meeting. By unanimous consent, the meeting was adjourned.

DATE MINUTES APPROVED: January 16, 2019



Donald Emerick
Chairman



Date


Lellani Napier
Planning & Zoning Clerk

 1/23/19
Date