



City of Powell, Ohio

Planning & Zoning Commission

Donald Emerick, Chairman

Bill Little, Vice Chairman

Shawn Boysko

Ed Cooper

Trent Hartranft

Joe Jester

Shaun Simpson

MEETING MINUTES

January 16, 2019

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Emerick on Wednesday, January 16, 2019 at 7:00 p.m. Commissioners present included Shawn Boysko, Ed Cooper, Trent Hartranft, Bill Little and Shaun Simpson. Joe Jester was absent. Also present were Dave Betz, Development Director; Rocky Kambo, Assistant Development Director; Derick Stadge, Architectural Advisor; Leilani Napier, Planning & Zoning Clerk and interested parties.

SWEARING IN OF COMMISSION MEMBERS

Karen Mitchell, City Clerk, swore in re-appointed Commission Members Donald Emerick and Shawn Boysko.

NOMINATION OF CHAIRMAN AND VICE CHAIRMAN

MOTION: Commissioner Little moved to nominate Donald Emerick as Chairman. Commissioner Simpson seconded the motion. By unanimous consent of all Commission members, Donald Emerick was selected to be Chairman.

MOTION: Commissioner Boysko moved to nominate Bill Little as Vice Chairman. Commissioner Simpson seconded the motion. By unanimous consent of all Commission members, Bill Little was selected to be Vice Chairman.

STAFF ITEMS

Mr. Kambo advised the Commission a commercial and housing market study was done for the City. An open house will be held in late-February or early-March to roll the findings out. The draft will be submitted to Planning & Zoning for review.

HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

Chairman Emerick opened the public comment session.

Brian Lorenz, 4111 Village Club Drive, said he is a current City Council member, former Mayor and former Planning & Zoning member for about 7 years. He wanted to congratulate those who were nominated to the Commission. On behalf of City Council, he wants to thank each and every Commission member. He knows how difficult the job is. Planning & Zoning is the group which makes Council look good, takes care of all of the details and prepares Council for making final decisions on plans and zoning issues. Council appreciates the Commission. Keep up the good work.

Hearing no further comments, Chairman Emerick closed the public comment session.

APPROVAL OF MINUTES

MOTION: Commissioner Cooper moved to approve the minutes of December 12, 2018. Commissioner Boysko seconded the motion. Commissioner Little abstained. By unanimous consent of all other Commission members, the minutes were approved.

FINAL DEVELOPMENT PLAN REVIEW

Applicant:	The Ohio State University
Location:	3315 Royal Belfast Boulevard
Existing Zoning:	(PC) Planned Commercial District – Liberty Township
Proposed Zoning:	(PC) Planned Commercial District – City of Powell
Request:	To review the Final Development Plan for a medical office building, ambulatory care medical facility and hospital; and to place the property into the City of Powell Planned Commercial District upon annexation.

Aaron Underhill, Underhill & Hodge LLC, 8000 Walton Parkway, New Albany, said he has many other consultants with him. Their goal has been to get the annexation and zoning completed at the same time at Council. The annexation is ready to be accepted but we held off until we have gotten caught up with planning efforts related to the zoning and Final Development Plan. Our annexation period, per State law, will expire on February 13th. We are up against this deadline. We have recently obtained internal approvals. We have multiple levels of internal approvals we have to go through. Also complicating matters is the fact this is a new endeavor for the University. This and the project on Hamilton Road will be the first major moves away from campus. The buildings are getting designed from the inside out. We have negotiated agreements with the County and City detailing the means by which sanitary sewer lines will be extended to the site. We have also negotiated how road improvements will be paid for. OSU will provide funding for the bulk. There will be a mechanism for some reimbursement through an existing TIF district. The plans submitted are ever evolving. We are comfortable with our site plan. Significant revisions have been made. Rather than a long, rear façade we now have a U-shaped area on the back of the building which provides better pedestrian and vehicular circulation. The southern part of the building has been rotated to be more perpendicular to the street. This helped the appearance of the building length. We have committed to coming back as the architecture evolves. The final detail, the level of detail the Commission sees at a Final Development Plan review, will come back before we file for building permits. There could be some slight adjustments to the site plan. The final architecture of the building will drive lighting and signage. We have done our best in the text to provide requirements in words. The images and execution of the words will come back at a later date.

Keith Myers, Vice President of Planning & Real Estate, OSU, said we are excited to become a part of the Powell community. We hope everyone likes the proposal. We have put together an all-star architectural team and we are confident in them. Mr. Meyers reviewed Exhibit A4. The site plan is tight. In all likelihood, we are going to have to swing Castleblaney Lane down to create more room. Future site plans will probably show this. There is a big penthouse due to the amount of HVAC, etc. We think we will be able to squeeze the penthouse in tighter.

John Gallagher, Carpenter Marty Transportation, 6612 Singletree Drive, said OSU hired them to perform the traffic study. The City of Powell and Delaware County were involved. After the annexation, Delaware County will still control portions of Sawmill Parkway and Home Road. The study (Exhibit A3) is very comprehensive. Ten intersections were studied. We looked at a 20/40 scenario which includes the build-out of everything Delaware County and Powell think will build-out. Future development information was provided to the Mid-Ohio Regional Planning Commission (MORPC). We used MORPC's data for our analysis. The 20/40 scenario includes both phases of the ambulatory facility. There is also a 20/20 scenario which only includes Phase 1 of the ambulatory facility. Data was collected while school was in session and provided to MORPC. The primary improvements recommended are a traffic light and a left turn lane out/ in at Castleblaney Lane and a traffic light and left turn lane out at Tullamore Drive. We are into the second iteration of their study.

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

Staff requests the applicant provide an updated Horizon Year's improvement map so it matches the new transportation impact study. Having a new, updated visual would be helpful. In regards to the architecture, OSU has a brand image and Staff understands this. Staff was expecting a more contemporary, modern type of architecture but is pleased with the architecture. The architecture fits in with the context of Powell. Staff would like for the mechanicals to be less visible. Elevations don't really show how visible mechanicals will be. Some consideration needs to be given to the north portion of the building knowing the hospital, Phase 2, won't be built right away. There may be a loading dock proposed here but there is no roadway shown on the site plan indicating a loading dock is going in. Mr. Betz said we don't know what is going there now. Mr. Kambo said at the very least landscaping needs to be put in so this side of the building doesn't look like vacant land. Staff suggests putting in a pathway going south along the portion of land OSU owns. Staff would like to see more details on the elevations; more details on heights, depths, square footages of the buildings. The applicant is asking for a bunch of divergences. Staff doesn't see an issue with granting the divergences. Staff recommends the applicant come back before the Commission again. There is a meeting scheduled next week, January 23rd. The applicant mentioned they may need to shift Castleblaney Lane to the south. If this is the case, the site plan will change. The plat needs to mirror this change. Staff doesn't recommend approving the plat at this time for this reason. The Commission should wait until the plat matches the development plan. The development text needs to be changed to match this also.

Commissioner Cooper asked if there is going to be a loading dock or not. Mr. Kambo said there was a loading dock in the previous submission. This submission doesn't show one. Mr. Betz said Staff doesn't know. A loading dock isn't labeled. Mr. Kambo said we assume based on the previous submission.

Derick Stadge, Architectural Advisor, reviewed his comments in Exhibit 1E. The elongation of the Ambulatory Surgical Center (ASC) will help from a daylight view perspective. It is exciting to see how activated the internal courtyard will be on the east side. The orientation of the Medical Office building (MOB) will also help from a daylight view perspective and energy efficiency standpoint. He believes it is still OSU's intention for this project to be LEAD certified. He would like to know this for sure though. The brick work detailing will break down the mass of the building but the south side could be broken down a little bit more. When you first look at the elevations of the ASC you think the ASC is a penthouse with a building underneath. The applicant needs to look at compacting the penthouse area. It is tough to make out what the intention of the screen wall enclosure is on the south side. The area is a little tight near Castleblaney Lane. Will this area follow the same limestone motif or will there be something else used here? This is a very visible portion of the development. There are opportunities on the south side with signage which could add some visual interest. We haven't reviewed signage yet. There is still an opportunity to do something creative with the site storm water and leverage the pursuit of LEAD. There are two massive paved parking lots. Breaking them up with vegetation is a good start. Something more innovative could be done.

Chairman Emerick opened this item to public comment.

Les Wibberley, 5005 Bayhill Drive, said he is Chairman of the OPAL Trails Committee. Is there adequate accommodation of trails in these plans? He hasn't seen the plans. The Committee is trying to improve safety and accessibility in the area. The intersection of Sawmill Parkway and Home Road is the intersection of 2 major corridors of trails. MORPC, ODOT and the Delaware County Trails Committee have all defined Home Road to be a major, future corridor for trails. There are only bits and pieces in place now. There is a nice trail going up Sawmill Parkway on the west side now. How well will this facility be connected to the existing trails and what additions will this project make along the frontage? Mr. Betz showed Mr. Wibberley the existing trails and the proposed new pathways. The new traffic signal at Castleblaney and Tullamore Drive would be designed for crosswalks. Mr. Wibberley asked if the pathways would be 10 foot wide. Mr. Betz said they would match the existing pathways, at least 5 foot wide. The pathways aren't for regional connection, they are for access to the site. Mr. Wibberley said both MORPC and ODOT specify trails to be 10 feet wide. Sidewalks are fine for pedestrians but not for cyclists. Mr. Wibberley suggested making the pathways 10 foot, multi-use pathways, asking the Commission to consider this.

Hearing no further 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 coming back. The plans look very nice. There is still a little bit of work to do. We need more refined and detailed elevations showing sizes and dimensions of the buildings. There is the question of whether there is a loading dock or not. If there is a loading dock we will want to look at it and see where it will be and how it will be handled. He agrees with tabling the plat plan until documents match. A traffic study with an updated visual would be nice. He agrees the south side needs to be broken up a little bit if it can be done reasonably. He isn't asking for the whole building to be re-designed. The applicant needs to pay attention to the comments regarding the bike path.

Commissioner Simpson asked when it comes to lighting a building like this, is the internal lighting the lighting which accompanies the building due to use and will there be a lot of external lighting? Mr. Myers said they don't have intentions to light the building up. The glass areas will have some light emanating from them in the evenings. We still need to bring signage back but we don't have plans to up-light the building in any significant way. Commissioner Simpson said he assumes the parking lots will have the standard lighting. Mr. Myers said parking will meet all standards. We just want to make parking lots safe. Commissioner Simpson said paths, lighting and how the side of the building will be handled until Phase 2 goes in are his main concerns. He wants to make sure there is no eyesore until Phase 2 goes in. Mr. Myers said there is an elevation of this side of the building. We are going to finish this side of the building. This side will look just like the other sides. There was a question about a loading dock on this side of the building. We will provide a detailed plan when we return. There is a small loading area here. We will screen it sufficiently.

Commissioner Hartranft thanked everyone for coming back. The plans are well done and he likes the changes which were made. The building is going to be beautiful. The courtyard was a surprise and he really likes it. The Architectural Advisor mentioned the parking lots and water conservation. What have you come up with in regards to this? Mr. Myers said he wishes he could say they have looked at this with a level of detail but we haven't. We can and will. This was a good comment. We can take it to heart and look at it. We will build to the University's green build policy which is fairly stringent but he can't say for certain we are going to pursue a LEAD silver. Generally the University's green build policy gets you to that level. Whether we pursue certification or not is something the Medical Center wants to determine. Commissioner Hartranft asked if the applicant has talked to everyone necessary about shifting Castleblaney Lane down. Mr. Myers said we have talked to all of the property

owners. We need to make sure it is OK with everyone. It won't affect how the road would be used but we need to get everyone's OK as a courtesy.

Commissioner Little thanked the applicant for choosing Powell and for considering all of the comments. This is an opportunity for employment and revenue for our community. The project will bring higher paying jobs and more services for our community. He agrees with all of the comments made. He would like to get a better understanding of how traffic will really flow at the next meeting. No one from the HOA is here today. They came in before with some concerns. He thinks the concerns have been addressed but maybe the traffic improvements could be summarized better so we can visualize everything is going to work out. Mr. Myers said we have met with the HOA on a couple of occasions. Commissioner Little said you can't make the HOA come to the hearing but if we could get a sense the HOA feels like OSU has been a good neighbor it would be good. He would like to verify pathway connections interact. The applicant should take the comments about the pathways to heart. Mr. Myers said we are happy to make these connections. Commissioner Little said signage will eventually need to be reviewed. He looks forward to OSU becoming a member of the community.

Chairman Emerick thanked the applicant for coming in. He agrees with the comments made and looks forward to seeing the revised information.

Commissioner Boysko asked what the timeframe is for Phase 2. Mr. Myers said he can't say for sure. It is up to the medical center leadership. As the need is there in the community and the market is there, we would build Phase 2 but he can't put a timeframe on it. Commissioner Boysko asked if there were plans which show only Phase 1. Mr. Myers said no but we could draw a site plan showing this. What we haven't shown properly is the loading area and we will do this. Commissioner Boysko asked if the slides shown (Exhibit A4) were included in their packet. Mr. Betz said no, not the perspective drawings, just the elevations. Commissioner Boysko asked if there were floor plans. Mr. Myers said we have floor plans and are happy to submit them. The renderings he showed were finished last night or we would have submitted them. Commissioner Boysko said he agrees with the comments about the penthouse and its location. The penthouse is pretty substantial and takes up a big portion of the building. You can't tell this from the elevations but some renderings or perspectives would go a long way to help understand how this won't be a dominant element. Mr. Myers said the penthouse is a necessary evil. It isn't anything we want. We wouldn't want it at all if we could avoid it. These buildings require pretty substantial systems. We won't build any more than we absolutely have to. A comment was made to slide the penthouse back. Our team was looking at this as late as this afternoon. We think we can slide it back some. It is currently 7 or 8 feet back. We will try and slide it back some more. Commissioner Boysko asked if this design is similar to the Hamilton Road project. Mr. Myers said they are similar. They won't be identical. Commissioner Boysko asked what is happening with the green space along Sawmill Parkway. Mr. Myers said there will be pathways there for the rehab area to use. We will articulate this better at the next meeting. There will be a lot of turf and trees. The area will relieve the building from Sawmill Parkway. The primary use will be rehab walking paths for patients who are rehabbing from injuries and surgeries. Commissioner Boysko asked if the pathway is inside or outside. Mr. Myers said outside the building. We will make sure the site plan shows it. Commissioner Boysko asked if they are going to re-develop the fence and entrance into the site with some type of monument sign. Mr. Myers said there will be signage at Castleblaney. We will bring the signage plans back for review. We intend to leave the fence and trees along Sawmill Parkway there. Commissioner Boysko asked if the applicant was open to improving the existing pathway which currently is a 3 foot sidewalk. Mr. Myers said we want to be good neighbors and connect. Commissioner Boysko said he read through the comments made at the previous meetings. He understands the concerns about bringing people through the site and trying to separate bike and pedestrian traffic from patients. It would go a long way to improve the pathways around the site. Mr. Myers said we are happy to do this. Commissioner Boysko asked if there is a connection to Hyatts Middle School. Mr. Myers said there is an existing easement which connects the school. We have talked to the school and at the moment, the school doesn't want to connect. This is a consideration which is out of OSU's control. Commissioner Boysko asked if the easement will be maintained. Mr. Myers said correct. Mr. Underhill said from a legal standpoint we have an obligation to provide the connection if the school wants it but right now the school doesn't seem to have an appetite or interest in a connection. Mr. Myers said we met with the school. Commissioner Boysko said there seems to be a conflict between the text and the plans in regards to site lighting. Mr. Myers said there is. Commissioner Boysko asked if there is a photo metric plan in the materials he may have missed. Mr. Myers said we didn't do a photo metric plan. Commissioner Boysko asked if there is a site lighting plan. Mr. Underhill said no. We plan on bringing this back with the final architecture. The text and the plans weren't totally updated. We will make the two mesh. Commissioner Boysko said the HOA to the north was concerned with lighting and glare. Mr. Myers said we will be very conscience of our neighbors. The distance and the landscaping should really take care of this. Commissioner Boysko asked if they were going to use 14 foot high light poles. The text says 14 foot. Mr. Myers said we would like to bring this back with a photo metrics. We don't want to over-light the parking lot. The parking lots are very big. Commissioner Boysko said you could use cut-off fixtures. He is worried about the height of the fixtures. Commissioner Boysko asked if they were open to the idea of the rain gardens Mr. Stadge

mentioned. Mr. Myers said certainly. Commissioner Boysko said one of the divergences is the height of the building. There isn't anything on the elevations which tells how high the building is. We know it is 6 stories plus a penthouse.

Phil LiBassi, Architect, DLR Group, said the building is 5 stories with a roof at the 6th level and the penthouse mounts on that. We can get the exact dimension. Commissioner Boysko said it was mentioned in a previous meeting whether the local fire department will be able to fight a fire in a building of this size. The ladder truck may not be tall enough. Mr. Myers said the building will be 96 feet tall. Mr. Betz showed an elevation which has 96 feet on it. Mr. LiBassi said according to fire code this isn't a high rise building. The building is below high rise height. The last occupied floor is below 75 feet. Commissioner Boysko said it is less of a Code question and whether the local fire department will have the ability to fight a fire. Mr. Betz said the fire department will be able to. The ladder truck goes up to over 110 feet. The fire department has looked at the plans. Mr. LiBassi said there is a very stringent code in health care buildings for fire requirements. This building will meet all standards.

Commissioner Boysko asked if the 10 intersections which were studied for the traffic study were decided upon with the City Engineer. Mr. Gallagher said yes, and with Delaware County. Both have jointly reviewed. Commissioner Boysko asked who dictated the intersections to study. Mr. Gallagher said mostly the agencies. Commissioner Boysko asked if the study could have been extended to Home Road and 315. Mr. Gallagher said that would have been pretty unusual. We have done smaller studies for bigger sites. We were surprised the study went to Liberty Road. Typically 315 would fall outside of the study area. Studies usually include access points and the next major signalized intersection. The Transportation Engineer spells out the scope of studies. We feel the study is very comprehensive. Mr. Betz said this study is now a part of MORPC's updated model. As MORPC studies roads with the County Engineer they can use this data. OSU wouldn't be responsible for this. MORPC and Delaware County would be. Commissioner Boysko said earlier discussions included the marketed area and how big of a market area this type of facility will serve. It was said at a previous meeting a minimum of 5 miles, up to 10 miles. Five miles would go all the way out to I71. With this big of a market area, his concern is the intersection at Home Road and 315. It is the weakest link. It is under-designed. Mr. Gallagher said Delaware County will be making improvements to Home Road and 315 this spring. They are looking at putting turn lanes in and a traffic signal. Commissioner Boysko said great. Do the improvements include widening the road? Mr. Betz said yes. Commissioner Boysko said this is a great project and will move the commercial center from Powell out to this intersection. He is concerned about the impact this development will have on the roads. He is confident with Sawmill Parkway being able to handle it. Going east to 315 could be like a road block. It keeps being mentioned that more information is coming at the next meeting, next meeting, so he is assuming there will be a next meeting. Mr. Betz said next week. Commissioner Boysko asked if we are tabling this request until next week. Mr. Kambo said yes, if the Commission chooses to. We will get more refined information and questions would be answered. Mr. Betz said lighting, signage and final architecture will come back also. Commissioner Boysko asked if we will have all of this next week. Mr. Betz said not all next week but they can come back down the road for a final review prior to permits. The plan now is to get the zoning and this Final Development Plan conditioned and to Council for the annexation in February. Mr. Underhill said there are things which we will be able to bring back next week. We can show the shift of Castleblaney and the added pathways. You probably won't see change in the architecture, signage or lighting by next week. These are things driven by the final design of the building. We'd like to bring these things back but we will have to come back at a later date. It is important we get through the entitlement stage, being about 85% of the way there, for annexation reasons. We have a drop dead date on the annexation. Some of this is self-induced with how long it has taken us to get things done. We need to make sure we meet the February 13 annexation deadline per statute. Commissioner Boysko said we can debate whether the information is at 85% or not. When will the design be done? Are you weeks away, months away? Mr. Myers said from a detail perspective, we are probably 6 or 8 months away. Commissioner Boysko said he is asking about the level of detail the Commission typically sees at a Final Development Plan stage. Mr. Myers said he understands. We have a process. Everything moves around the internal workings of this building and the services which are going to be offered. He would never tell anyone they are fast. 6 to 8 months is probably realistic. We just aren't at the Commission's requirements yet. Commissioner Boysko said this has been his apprehension from the very beginning of this. You came to the Commission with a set of plans which we are pushing through. He has some concerns about the level of completeness we are trying to evaluate. He appreciates and has confidence in the architect's abilities. He has seen their work. But, we just don't see it. His biggest concern is approving a plan and language conditional upon future development of the design. He is worried about being handcuffed to something we don't have a chance to see. Mr. Myers said he totally understands. This is why we wrote in the text the Commission would have another shot at reviewing. We knew this was going to be difficult. We have our own internal processes which are complicated. Mr. Underhill said he can appreciate Commissioner Boysko's comment. You can take comfort in who is behind this project. We aren't a widget factory and didn't come from out of town. We can point to recent projects which are of good quality. We understand it is hard to take a leap of faith. Who is behind this should give you some comfort.

Commissioner Cooper asked if we are tabling both the Final Development Plan and the Plat Plan. Mr. Betz said yes.

Commissioner Little moved to table a Final Development Plan and a Plat Plan for a proposal to construct a medical office building, ambulatory care medical facility and a hospital and to place the property into the City of Powell Planned Commercial District upon annexation, for the property located at 3315 Royal Belfast Boulevard as represented by The Ohio State University, subject to the following condition(s):

1. That the applicant shall take into consideration and incorporate as appropriate, over time, all Staff, Architectural Advisor and Planning & Zoning Commission comments; and
2. That the applicant shall return to the Planning & Zoning Commission with a modified, more refined Final Development Plan on January 23, 2019, showing detailed elevations which include building sizes and dimensions.

Commissioner Cooper seconded the motion.

VOTE: Y 6

N 0

(Jester absent)

PRELIMINARY 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 Preliminary Development 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 their project is called Middlebury Crossing. He reached out to the community for a name for the site and was surprised to learn Powell was originally the Village of Middlebury. The name is a good fit for the site. Chip Vance is the person who knew this tidbit of history. One of the key components which arose at the last meeting was the idea of the library branch. The idea has received a lot of community support. We have had ongoing discussions with the Board about the library. They are reviewing their location options. We have a meeting scheduled next week to talk about this site and requirements the Library Board has. There is also a ground roots effort from a lot of the neighbors to drive the selection of our site for the library. Our application has been submitted saying the library hasn't been determined. He knows there is concern about what will be built if the library isn't interested in this site. We are not looking for approval conditioned on the library selecting this site. If the library doesn't pick this site, we would develop the 3.5 to 4 acres with something other than residential use. Ideally we would put additional office space in; a bank, a daycare, a neighborhood use which would fit into the community. We were asked to reduce the density of the residential component and increase the amount of open space. We had anticipated that having a civic space, the library, would count towards the public space. We continue to feel this way. We did go from 68 housing units to 62. We feel 62 units is where we can settle based on the cost of the land and the project.

Gary Smith, G2 Planning and Design, 720 E. Broad Street, said all of the work to date has culminated into a project which is better for this site. They removed a building and moved the pond over to the property line. This helped develop a more functional space in the center. We moved the garage so we could develop a functional courtyard, outdoor space for the library. The library will have their own idea of how they want the library built. Our plans show a place-holder. Number crunching shows us 62 units is where we need to be to make this site feasible. A third of the site is planned to be public use. We are planning for some pretty extensive treatment along Home Road and Steitz Road with fencing and landscaping. The street treatment will be very attractive and will blend in well with what is going in across the street. The retail buildings are broken up into 2 separate buildings to break up the massing. This gives us the opportunity to allow people to get to the rear parking lot. We can have patio spaces on the side also. A lot of time was put into designing the townhomes. The designs do a good job of dealing with the challenge of a townhome style building with garages out front. The little details make a difference. The architecture makes it look like a little village in the back. We incorporated the 8 foot multi-use path along the frontage. Hopefully this will be connected so people can walk to the library.

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

The Staff Report doesn't mention the divergence needed for residential parking. Code requires 3 more parking spaces. Per Code, they should have 186 parking spaces. The plan proposes 183. Staff thinks there is more than enough parking on site. Mr. Betz said the proposed mixed-use plan is a part of Powell's and Liberty Township's Comprehensive Plans. Liberty Township has approved plans to allow residential in areas which should have been commercial. Staff feels commercial needs to be put in to make up for the commercial area which was made residential. This property is ideal for commercial. Mr. Kambo said commercial nodes provide benefits to the residents. Staff recommends approval with the conditions listed in the Staff Report.

Commissioner Little said he is assuming the Commission isn't going to see plans for the library tonight. Mr. Smith said the Library Board is still going through their process. We realize we will have to provide more detailed plans if they choose this site. Commissioner Little asked if it would be appropriate to make this a Phase 1/Phase 2 type of approval, requiring Phase 2 to come back before the Commission for review. Mr. Kambo said this is one way of handling this. The other way is to approve the plan with a condition this portion of the site will come back for architectural review. Commissioner Little said the Commission is not, per se, looking at a library building plan. Mr. Kambo said you are looking more at the site plan, the footprint of the building. The detail of the architecture would come back for approval later. There is a list of substantial changes which trip off an amendment to an approved Final Development Plan. As long as the footprint and size of the building is smaller, the Commission can focus on an architectural review later. We are trying to simplify the process and allow the applicant to come back for just the building itself. Mr. Betz said the Commission will still see and have the ability to review the building.

Derick Stadge, Architectural Advisor, reviewed his comments in Exhibit 1F. The renderings were very helpful to paint the vision. He appreciates the willingness of the design team to work with the community and the comments provided at the last meeting. The reduction in residential units is appreciated. Adding the pool is a great amenity. He still feels the residential area is a little dense. There is still a little lack of green space, especially along the northern and western edge. We talked about a little more commercial by adding a second story to offset the reduction in residential. He realizes this all needs to pencil out in the end. Both residential styles are attractive. There may be a little more opportunity to make the units feel more cohesive with one another. The dry stack stone in the materials drawings scares him. It isn't a long-term quality material. He hopes the applicant is looking at something which has joints and not the dry stack stone; prefabricated system. The improvements are heading in the right direction.

Chairman Emerick opened this item to public comment.

Les Wibberley, 5005 Bayhill Drive, said from the perspective of the trails committee, he applauds the inclusion of the trails. Since Home Road is considered a major east/west trail corridor, he requests the trail be a 10 foot trail. This is the standard all major organizations ask for.

Stacy Petz, 4320 Home Road, said we are the west neighbor to this property. One of our concerns is to make sure the screening and privacy will be taken care of. We will get a lot of dust from the field as the construction takes place. Ms. Petz asked for fencing to be considered. We have a pond and we don't want anyone or children to wonder over. We would be liable if anything happens. Ms. Petz asked for mature, evergreen trees. We would also like specifics on mounding. We would like to have some type of crosswalk for pedestrians and bicycles so we can reach the library.

Joe Doodan, 7514 Steitz Road, said he is a long-time Liberty Township resident, 30 some years. He loves the development. He couldn't support the plans for a gas station on this property. His concerns are about the multi-family housing and commercial development of any type. We have seen what happens to commercial development sometimes when the use drops. He doesn't want something like a nail salon or an evangelical church. He has nothing against either of these but this is a gateway to Liberty Township from the west. He would like to see multi-family housing and commercial stay along Sawmill Parkway. His preference would be single-family homes. He realizes this is a tough sale for this property. This is what is in the area for a mile radius. All single-family homes.

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

Commissioner Cooper said he wanted to make sure the applicant has seen the e-mail (Exhibit 1A) from the resident on the east side of this property. He read the e-mail. Mr. Wicks asked for the property owner's name. Commissioner Cooper said Donna Shaw, who wrote the e-mail for her parents. A copy of the e-mail was given to Mr. Wicks. Commissioner Cooper said the project is well on its way. The plan seems a little dense but it works for this corner. The plan depends on the library. He wishes we could know what is going to happen. He agrees with the comments about making the paths 10 foot rather than 8 foot. It would be nice for the neighbors if a lighting study were done.

Commissioner Boysko said he appreciates the efforts to work with the Commission and the residents. Ms. Petz mentioned the mounding. Is the Civil Engineer here tonight? Mr. Smith said Mr. Wicks is a Civil Engineer. We have added a considerable amount of mounding and landscaping detail. Everything fits within Code. There will be a landscape buffer for the entire perimeter. We will use evergreen trees which will grow and provide a consistent screen. The addition of trees to the trees already existing should provide adequate screening. Evergreens are a year round screen. We will do mounding to the extent we can. This will be determined when we get into the

engineering; the grading and storm water. We have to make sure we don't block storm water coming off of their property by putting up a mound. We can't create a flooding situation. We may have to make breaks in mounding to allow storm water to move. We have to capture our own storm water so it doesn't go on their property. We will also come back with lighting details. We have had preliminary discussions. We don't want the residential area to feel like a downtown apartment project. We want ambient lighting. Commissioner Boysko thanked the applicant. The project was originally combative between the residents and the applicant has come a long way to make a happy compromise.

Commissioner Simpson said he recognizes the challenge with the site. It would be very difficult to build just single-family residential. As the City grows, we need to grow with it. Like it or not, this intersection is now a major intersection. What are the apartments going to cost? Mr. Wicks said \$990 to \$1,600. Commissioner Simpson said we are low on employee type of housing in this area. He likes the unit mix. He always bulks when he sees garage frontage over 50% but he doesn't think there's anything which can be done about it. The apartments are internal to the site. We usually try to push retail units out towards the street. He doesn't know if there is anything which can be done or if it is even a concern here. He hopes the pictures of the trees aren't the trees in 20 years. Hopefully mature trees will go in as a buffer. The neighbors want a buffer. Not in 20 years. The density doesn't bother him much since a library may go in. He would want the request to come back before the Commission if a library doesn't go in. He likes the idea of fencing on the side of the property by the residents with a pond. We will look at signage and lighting at a later meeting.

Commissioner Hartranft thanked the applicant for coming back with a good revision. The pond has been moved from the middle to the northwest corner of the site. Was it moved for drainage? Mr. Wicks said there are 2 different types of drainage patterns. This pond will actually feed the pond to the west. He has talked to Mr. and Mrs. Petz at length about how the drainage would feed their pond. We have talked with Mr. Petz about the screening here too. We are willing to place screening on the Petz's property if needed.

Commissioner Little asked if the owner to the west prefers the pond to be placed near their property. Mr. Wicks said based on the topography, where the pond is shown is actually the low spot and where it will serve our site and theirs the best. Commissioner Little said he is under the impression the neighbors are OK with the placement of the pond. Mr. Wicks said he thinks they are as OK as a neighbor to a project can be. Commissioner Little said we know we are going to get more neighbors to the north. This mixed-use type of development will give them a place to stop and do some of their business as opposed to coming into downtown. That's what the Comprehensive Plan is trying to achieve. He has the same question on why the retail buildings aren't pushed closer to the street and move parking behind. Mr. Wicks said the easement for the power lines is at an angle. Trying to slide everything closer to the road affected the internal circulation of traffic to the point it didn't make sense. We have cross-access easements between the different uses. Mr. Smith said if we pull the buildings forward we still have to accommodate a certain amount of parking spaces. Moving the buildings forward doesn't leave enough space to transfer parking spaces behind the building. There is no efficient way to do it. We would lose a bunch of spaces. We tried to compromise by putting a minimum amount of parking in front of the buildings and then some behind. We don't have an obtrusive amount of parking along Home Road. Commissioner Little said he is a little hung up on approving a plan for a shadow of a library which might never be there. Staff recommends having a condition the request should come back if a library doesn't go in. If a library does go in, the Commission will not have seen any plans for the library. Mr. Betz said if we still don't know at the Final Development Plan stage, we could still require this to come back by condition of the Ordinance. If a library doesn't go in, we will want to see how much square footage a new plan would have, how much parking would change, how the open space will change. We would want to see how a new plan would be re-incorporated into the site plan. Commissioner Boysko said either way, the building would come back. Mr. Betz said one way or the other. Commissioner Little said he isn't sure if they come right back with a Final Development Plan that the Delaware County Library will have made a decision. Mr. Wicks said he has been told the Library Selection Committee is hoping to have a site selected within the next 3 months. We have timing issues with our land contract to purchase the property. We mentioned earlier we don't want the library to be a condition of approval. We are willing to commit to a maximum amount of square footage if it became some other type of use. We show 25,000 SF for the library. We would be happy to restrict any other type of users to half of 25,000 SF for example and create more open space if this would satisfy the Commission's concern. Commissioner Little said he is understanding the applicant will be coming back with a Final Development Plan before they know whether a library is going in or not. Mr. Wicks said he doesn't know either way. It's 50 – 50. If we leave with a good sense on the Preliminary, we will move forward with closing on the property before the decision is made. Mr. Betz said they still have to file the annexation and go to Council after a 60 day waiting period. We are looking at 90 days before this would come back to the Commission. Council has to approve the final annexation before a Final Development Plan can be done.

Commissioner Boysko asked Mr. Wicks if one of the conditions on the Final Development Plan could be to reduce the size of the 25,000 SF building if it isn't a library. Mr. Wicks said yes. There is only so much retail which can be supported in this node. 25,000 SF is more than a typical center would be. We would be comfortable committing to this if it isn't a library. If a library doesn't go in, the new building wouldn't be more than 12,500 SF of office space or retail space. Mr. Smith said this would give us more open space to wrap in. Commissioner Boysko asked if the applicant could bring a Plan B with them to the Final Development Plan review if the library doesn't go in. Mr. Smith said we could sketch out an option. It doesn't make sense to go through full engineering. We could put together a conceptual sketch. It wouldn't be to the level of detail the Commission would want to see. Commissioner Little said we could at least see a plan and then stipulate more details would be needed. Mr. Smith said the Commission would at least get a good idea of where the plans were headed.

Chairman Emerick had no comments or questions.

Commissioner Little moved to approve a Preliminary Development Plan for a proposal to develop the property for housing, commercial and a possible library, for the property located on the northwest corner of Home Road and Steitz Road as represented by Home Steitz LLC, c/o John Wicks, subject to the following condition(s):

1. That annexation of the property into the City of Powell shall be approved; and
2. That all Engineering Department comments shall be adhered to; and
3. That all Staff and Architectural Advisor comments are incorporated; and
4. That a revised/new development plan shall be presented and reviewed by the Planning & Zoning Commission if a library is not built on the site.

Commissioner Boysko seconded the motion.

VOTE: Y 6 N 0 (Jester absent)

AMENDMENT TO AN APPROVED FINAL DEVELOPMENT PLAN

Applicant: Dr. Ali Khaksarfard, DDS
Location: Northwest corner of West Olentangy Street and Lincoln Street
Zoning: (DB) Downtown Business District
Request: To review a proposal to change the previously approved rear entrance on Traditions Way by 17 feet to the south to gain parking for four (4) spaces.

Mr. Betz advised the Commission the applicant wasn't present.

MOTION: Commissioner Little moved to table an Amendment to an approved Final Development Plan for a proposal to change the previously approved entrance on Traditions Way by seventeen (17) feet to the south to gain parking for four (4) spaces, for the property located at the northwest corner of West Olentangy Street and Lincoln Street as represented by Dr. Ali Khaksarfard, DDS, since the applicant is not present.

Commissioner Cooper seconded the motion.

VOTE: Y 6 N 0 (Jester absent)

AMENDMENT TO AN APPROVED FINAL DEVELOPMENT PLAN

Applicant: Nocterra Brewing
Location: 41 Depot Street
Zoning: (DB) Downtown Business District
Request: To review a proposal to change the previously approved plan to allow a ground sign at the corner of Depot Street and West Olentangy Street.

Bruce Vivian, Nocterra Brewing, 41 Depot Street, said we want to be able to direct customers to our business in a nice way. Google tells people to turn left at Depot Street and there is no left turn allowed. The design of our sign is a nod to national forests and state parks which is our branding; outdoor adventure. The font is a national park font. We got it from Monmouth Cave. There is an ugly bush where we want to put our sign. There was a sign there at one time.

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

A decision needs to be made as to whether a stone base is appropriate for downtown. The old sign was removed except for the poles. The railroad owns this property. Nocterra doesn't. The old sign has been there for many years. He doesn't think the railroad really cares but if the sign is put in and the railroad doesn't like it, the railroad could tell them to take it down. Mr. Vivian said we have attempted to communicate with the railroad. No calls were returned.

Commissioner Little asked if the Commission can procedurally approve this. Mr. Betz said you can approve the sign as long as the Commission tells the applicant to obtain approval from the railroad. Mr. Vivian said if the railroad complained, we would just have to take the sign down. Commissioner Little asked if the Commission needs to get involved in this. Mr. Betz said yes.

Commissioner Boysko said he likes the sign. The first thing he thought of was the national parks. He is concerned if it is made of plywood it would deteriorate. Mr. Vivian said it isn't plywood. We will use the Hardi-board which is on the side of our building. It's like stone material. Commissioner Boysko asked if they are going to rout out the Hardi-board. Mr. Vivian said no, we will paint on the surface. Mr. Kambo said the drawing says plywood. Mr. Vivian apologized. He didn't notice this.

Commissioner Cooper said he has no problem with the sign. Using sturdy material is a good idea. He is fine with the posts also. He suggested trying to reach the railroad again.

Derick Stadge, Architectural Advisor, had no comments.

MOTION: Commissioner Little moved to approve an Amendment to an approved Final Development Plan for a change to the previously approved plan to allow for the modernization of an existing ground sign at the corner of Depot Street and West Olentangy Street, for the property located at 41 Depot Street as represented by Nocterra Brewing, subject to the following condition(s):

1. That the applicant shall inform the CSX Railroad the sign is going to be modernized: and
2. That the final location of the modernized sign shall be determined by Staff.

Commissioner Cooper seconded the motion.

VOTE: Y 6 N 0

(Jester absent)

OTHER COMMISSION BUSINESS

There will be a meeting on January 23rd.

ADJOURNMENT

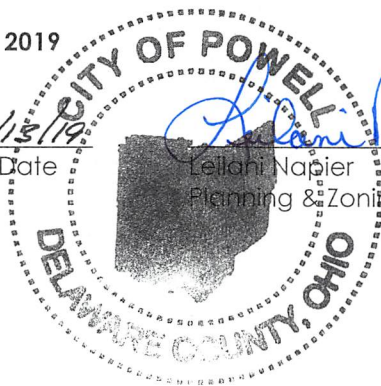
MOTION: Chairman Emerick moved at 9:38 p.m. to adjourn the meeting. By unanimous consent, the meeting was adjourned.


DATE MINUTES APPROVED: February 13, 2019



Donald Emerick
Chairman

Date




Tellani Napier
Planning & Zoning Clerk

Date