



City of Powell, Ohio  
City Council

**MEETING MINUTES**  
**January 29, 2019**

**CALL TO ORDER/ROLL CALL**

A special meeting of Powell City Council was called to order by Mayor Jon C. Bennehoof on Tuesday, January 29, 2019 at 7:30 p.m. City Council members present included Jon C. Bennehoof, Frank Bertone, Tom Counts, Brian Lorenz, Brendan Newcomb, Melissa Riggins and Daniel Swartwout. Also present were Steve Lutz, City Manager; Eugene Hollins, Law Director; Dave Betz, Development Director; Rocky Kambo, Assistant Director of Development; Megan Canavan, Communications Director, Karen J. Mitchell, City Clerk; and interested parties.

**PLEDGE OF ALLEGIANCE**, led by Boy Scout Troop, Pack 842

**CITIZEN PARTICIPATION**

Mayor Bennehoof opened the citizen participation session for items not included on the agenda. Hearing none, Mayor Bennehoof closed the public comment session.

**APPROVAL OF MINUTES** – January 15, 2019

MOTION: Councilman Lorenz moved to approve the minutes of January 15, 2019. Councilman Bertone seconded the motion. By unanimous consent of the remaining members, the minutes were adopted.

**RESOLUTION 2019-02:** A RESOLUTION IN SUPPORT OF THE DELAWARE-KNOX-MARION-MORROW JOINT SOLID WASTE MANAGEMENT DISTRICT'S AMENDED DRAFT SOLID WASTE MANAGEMENT PLAN.

Steve Lutz, City Manager: This item has gone through Operations Committee and is recommended for approval. The City of Powell is a member of the Delaware-Knox-Marion-Morrow Joint Solid Waste Management District. Every Solid Waste Management District in Ohio must periodically revise and update its plan. The District held numerous hearings on the plan and each member of the District is required to ratify the plan by March 11<sup>th</sup>. The plan includes past updates and identifies programs offered throughout the district, such as recycling locations/programs, hazardous waste management, scrap tire collection, and other similar items. Staff and Operations Committee recommends approval.

Councilman Lorenz: Operations Committee did support this at our last meeting. This plan gives benefits to City residents that we can pass down through our contracts because waste management is being done outside of Delaware County, north of here, instead of having Rumpke trucks going down to Swaco and saving transportation fees. This is a good idea to continue.

Mayor Bennehoof opened this item to public comment. Hearing none, Mayor Bennehoof closed the public comment session.

MOTION: Councilman Counts moved to adopt Resolution 2019-02. Councilman Bertone seconded the motion.

VOTE: Y 7 N 0

**SECOND READING:** **ORDINANCE 2019-01:** AN ORDINANCE APPROVING A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR JENNIFER CARNEY OF CARNEY RANKER ARCHITECTS, LTD TO CONSTRUCT AN ATHLETIC FACILITY ON 1.861 ACRES ON WOODCUTTER DRIVE. ([EX. A](#))

Mr. Lutz: Tonight is the second reading of this proposed youth athletic training center. Included in your packet is a response to a few of the questions Council had at your last meeting regarding the parking requirements for such a facility and the days and hours of operation.

Dave Betz, Development Director: This is for a kids' sports facility training center. It is located on the east side of Woodcutter Drive next to the self-storage facility. One of the items brought up at the last meeting was related to parking. Redline provided a letter, which is in your packets, that explains their history of types of parking issues. Based on that information, this site has plenty [of parking]. P&Z recommends this for approval. We are here to answer any questions you may have.

Councilwoman Riggins: Under Section 1 of the Ordinance, the last sentence, "...Further, the following additional conditions shall be addressed:" Should addressed be satisfied or completed, other than just addressing it, to make sure that those things are done?

Gene Hollins, Law Director: It gets lost in the translation, but this is "...approved by Council subject to and contingent upon the conditions recommended by P&Z, including adhering to all comments by the City Engineer and addressing any comments by the Architectural Advisor. Further, the following additional conditions shall be addressed:" That really further modifies what comes before it, but I understand the confusion with the language. Your approval is contingent upon and subject to these three conditions, plus the Architectural Advisor and the Engineer.

Councilwoman Riggins: When you put in the 'further' it makes it sound like these are in addition to what was referenced in the previous sentence. Then when it's left as that it 'will be addressed', it seems like it could be interpreted as 'we will talk about it' but nothing will get done. I just want to make sure it's very clear.

Councilman Lorenz: Well, occupancy, engineering and site work would be withheld until the Staff is satisfied with those items.

Mr. Hollins: Technically speaking these were conditions recommended by P&Z. Being subject to and contingent upon conditions recommended by P&Z, whether we listed them or not, they are still subject to those conditions. But we can amend the language if Council wants to make a motion to do so. I would just replace, after the word "Advisor" a comma and "as well as the following conditions:" and list them.

Mayor Bennehoof opened this item to public comment.

Les Wibberly, 5005 Bayhill Drive: As most of you know, I work with OPAL Trails. When this was reviewed by P&Z, we made a suggestion that a trail be continued up to Home Road from this facility. Originally it was specified as a sidewalk continuation. A trail would be more functional than a sidewalk by providing both pedestrian and bike access to the facility. Today cross-country runners from Liberty High School run down to Liberty Park. I can imagine people may want to run or bike to this facility. The cost of a multi-use trail would not be any more [expensive] than a sidewalk and would be more functional. When I looked at the plans attached to the agenda I was unable to tell whether this was added or not. Is there any clarification on that?

Mr. Betz: There is an existing sidewalk along Woodcutter. P&Z did require that sidewalk be extended up and within the right-of-way to the site across the street (Condition 2). P&Z did not recommend any extension of any trail from this site to Home Road because that is not the responsibility of this property owner, rather it will be the responsibility of the property owner of that [adjoining] parcel when it develops.

Councilman Bertone: The termination point is at the property line.

Hearing nothing further, Mayor Bennehoof closed the public comment session.

Mayor Bennehoof: In your letter, it says the square footage of our existing locations range from 7,000-11,000 square feet, average is 10,635. What is the square footage of this installation?

Andrew Navarro, Carney Ranker Architect, 5925 Wilcox Place, Dublin: 10,800 square feet.

Mayor Bennehoof: Is the parking predicated on the square feet?

Mr. Betz: Yes.

MOTION: Councilman Counts moved to amend Ordinance 2019-01, Section 1, to strike the words "Further, the following additional conditions shall be addressed" and to insert ", as well as the following conditions:" Councilman Bertone seconded the motion.

VOTE: Y 7 N 0

MOTION: Councilman Counts moved to adopt Ordinance 2019-01. Councilman Bertone seconded the motion.

VOTE: Y 7 N 0

**FIRST READING: FIRST READING: ORDINANCE 2019-04:** AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN AND ZONING MAP AMENDMENT FOR THE OHIO STATE UNIVERSITY TO CONSTRUCT A MEDICAL OFFICE BUILDING, AMBULATORY CARE MEDICAL FACILITY, AND HOSPITAL ON 44.29 +/- ACRES AT THE NORTHEAST CORNER OF SAWMILL PARKWAY AND HOME ROAD. ([EX. A](#))

Mr. Lutz: Tonight is the first of two readings for the proposed Wexner Medical Center. This represents the largest single economic development project in the City's history. As you recall back in November, the Incentive Agreements for this proposed development were ratified by the City, the City's CIC, the county and the university. Tonight, and next Tuesday, Council will consider the final development plan and the annexation of this development.

The Delaware County Engineer's office is already out for their scope of services for the widening of Home Road to provide for additional through lanes and turn lanes at Sawmill Parkway, the widening of Sawmill Parkway to construct turn lanes at Home Road, and the addition of two new traffic signals – Home Road at Tullymore Drive and Sawmill Parkway at Castleblaney Lane. In addition to that, to upgrade the existing signal at Sawmill Parkway and Home Road.

The university has numerous representatives here tonight to provide you a thorough review of this tremendously exciting project.

Aaron Underhill, Esq., Underhill & Hodge, 8000 Walton Parkway, New Albany, Attorney for Applicant: My name is Aaron Underhill. With me this evening are Dan Like, Executive Director of Ambulatory Services at The Ohio State University Wexner Medical Center; Keith Myers, Vice President of Planning & Real Estate with the university. We have other consultants here as well. They have all been instrumental in getting us to the point where we are tonight. We will make available for you anyone you would like in terms of answering questions on engineering, traffic and architecture.

If you will recall, and as Steve mentioned, we have been in the process for quite some time of annexing the property from Liberty Township into the City of Powell. That process has gone relatively smoothly. Frankly, it has been our goal all along to have the annexation and the zoning approved on the same night for various contractual and other reasons. It is the way we would prefer to do it so a lot of the delay has been on our part. I think we have been pretty forthright with you all along that the design of this facility is ongoing. We've made some significant strides since we saw you last. It is still an ongoing endeavor and we have expectations of coming back before your Planning & Zoning Commission with



final design elements, but we feel like we are probably 80% of the way there at this point. We did receive a recommendation of approval last week with some conditions. Again, we are not trying to slip anything by anyone. We want to make sure we are transparent, but we are where we are at the moment.

With the annexation, we have a 120 day window under Ohio law, once it was first read to Council, for acceptance by Council. That deadline is February 13<sup>th</sup>. So at the mayor's request, if we are able to get this voted upon next week, we will be a week ahead of time. We brought all our consultants along tonight because we wanted to be as thorough as we can tonight so that next week we can be assured we can move this forward based on those time constraints.

Since we've last seen you when we were before you regarding the Incentive Agreements, we've also worked with the County on trying to get sanitary sewer service here in conjunction with the City. We have a three party agreement that you also approved. I want to take a step back and say that when you are looking at sites, there is typically a long list of criteria which gets shortened, and then once you get into the details, that's when the rubber really meets the road. So I want to commend all that have been involved from various Council members that we've been able to meet with, Mr. Mayor, all of your administration from top to bottom, it's been just a great effort on your part in terms of getting us where we need to be to make this project a reality.

Mr. Underhill went over Phase 1 and 2 as well as the expected services to be provided. ([Exhibit 1, Southern Delaware County Ambulatory Care Facility](#)).

Keith Myers, Vice President of Planning & Real Estate, The Ohio State University, 5134 N. High St., Columbus: I would like to echo what Aaron said about our work with the City and Staff. It has been terrific. It's probably been some of the best back and forth I've had in 25 or 30 years in working through this stuff. We are very pleased to be here and the university, Wexner Medical Center, are pleased to become part of the Powell community.

I'm going to talk a little bit about the plan and little bit about the architecture. The plan that Aaron described was rethought a little bit between the time we first came in and today. The building has gotten a little thinner and longer which caused us some problems. We became focused on creating this interior courtyard, which we thought had a lot of opportunity for patients and visitors, so we went back and added a number of paths through the project, as well as realigning Castleblaney a little bit to create a little bit more room.

Mr. Myers reviewed the site plan and architecture. ([Exhibit 1, Southern Delaware County Ambulatory Care Facility](#)).

Councilman Newcomb: I understand that the final designs for this won't be available for 6 to 8 months. Why weren't you able to time the annexation along with that? Were we ahead of ourselves here?

Mr. Myers: The annexation, once you get it started, the clock starts running on some statutory time frames that we can't control. Also, when you are looking at a site, you have to deal on the private side with the seller of land with certain time frames that you have to try to meet. We do our best at the beginning of a project to try to marry those up. I think with a project of this magnitude, it's a relatively new endeavor for the university. We mentioned in Columbus at Hamilton Road and S.R. 161, they are out a little bit ahead of this, but it's being designed in sync with this. We would have liked to have been a little further along, but we feel like what we are showing you tonight is consistent with what the end product is going to be and we are working out the finer details at this point. It's just a matter of throwing a lot of different things in the mixing bowl and we haven't quite baked it all yet, but we are getting close.

Mayor Bennehoof: I think Rocky had some closing comments. Did you want to make those now?

Rocky Kambo, Assistant Director of Development: Our Comprehensive Plan is made up of three components: Land Use, Transportation, and Fiscal.

Land Use. This is the future Land Use map [indicating] that we normally look at when we are thinking about annexations or other new development. The area that we are talking about with this project is Home Road and Sawmill Parkway, where you see a mix-used activity center, institutional uses, etc. One of the larger ideas we have with our Land Use map is creating these commercial activity nodes, centers for our residents to be able to use. Jumping off what Aaron said about the location of this type of use, in Staff's opinion, this is an ideal location for such a use, on major thoroughfare such as Sawmill Parkway and Home Road. It also matches up with our Land Use plan as specified in our Comprehensive Plan.

Fiscal Aspect. One of the things that our Comprehensive Plan talks about is strategic annexations. So not just doing annexations for the sake of it, but bringing in particular developments that have a net positive benefit for the City. A medical office use, such as this, with 500 jobs and a \$50 million dollar a year payroll is, in essence, such a strategic annexation for the City. First and foremost, the income tax generation from such a use. Five hundred employees are going to live, eat and frequent nearby businesses which will have further economic development aspects to it. A medical office building, or such a large office like this that is medically driven, is likely to have spin-off services which should further spur on new economic development for the City.

A medical office/medical services location nearby our residents. Right now our residents have to go into Columbus to get these services. These services are now coming up here and closer to our residents so they are no longer needing to drive to get these services. For such an area like Powell and the surrounding region that is growing so rapidly, having these services close is beneficial.

With respect to the Zoning Code, this was initially designed as the Golf Village North development plan. As Aaron mentioned, those southernmost parcels are going to retain that zoning. This medical use is going to come in under our Planned Commercial zone.

There are a few divergences, height being one of them, setbacks to Sawmill Parkway being another. The proximity of buildings from one another – our Zoning Code says 50 feet – but understanding the type of use that this is, they are right beside each other – zero foot distance between the buildings. In Staff's opinion, as well as Planning & Zoning Commission's opinion, these are not divergences that go against the intent of the Zoning Code which is to ensure an appropriate and well-designed site and development. So the divergences were approved.

Traffic/transportation. The applicant has provided a Traffic Impact Study which has specified improvements to be made at numerous junctions in and around the site. Our City Engineering Department has reviewed it and are comfortable with the proposed improvements. Steve mentioned some of those improvements that are already underway. Staff is very comfortable in saying that the county, City and applicant will be able to coordinate to be sure all these improvements are done to ensure that people can get to and from this development.

With respect to the architectural component, this is a very unique, different type of product that OSU is doing. We understand that the unique type of building and unique type of services to be provided, this type of use is designed from the inside out. It is a fluid process. We also understand that there is a lot of process approval/processes that OSU has to go through. Staff is comfortable with the level of detail and architecture that they have provided up to date as well as the site. Mainly the Phase 2 footprint of the hospital site, understanding that they are providing us a large footprint for this hospital, but at a later date, they will come back and bring us the elevations so we can further scrutinize and critique the architecture at that time. As part of their conditions of approval, Phases 1 and 2 will be brought back for further architectural review. This includes the site lighting and specifically any of the elevation materials, etc.

Overall, Staff sees this development as being very beneficial to the residents and the City of Powell as a whole, and we look forward to the next few Phases.

Councilman Newcomb: Did the City Engineer say if there would be any other improvements other than the two lights at Tullymore and Castleblaney, and I'm thinking along Home Road and Sawmill Parkway? What about right turn lanes, left lanes, additions?

John Gallagher, Carpenter Marty Transportation, 6612 Singletree Drive, Columbus, Transportation Engineer: The blue arrows [on the presentation slide] are existing lanes and existing turn lanes at intersections throughout the study corridor. The red arrows are the improvements that they need to mitigate as part of this. So there are the two traffic signals you mentioned. At Castleblaney there will be a couple of left turn lanes. Down at Tullymore, there's going to be a left turn lane, and I believe in the latest iteration of the study, there's also going to be a couple additional northbound turn lanes at Home Road from Sawmill Parkway. So there is quite a bit more than just the signals.

Councilman Newcomb: Who's paying for that? Are we paying for the ones on Home Road or are they paying for the ones on Home Road?

Mr. Lutz: As part of the Incentive Agreements, and I apologize because I don't have that information in front of me tonight, the City, county and university reached an agreement. We will be utilizing Tax Increment Finance funds. I don't remember what our cap is.

Councilman Newcomb: It was \$650,000. I know the cap is \$650,000, but I thought that it was just being applied toward essentially Tullymore, Castleblaney, and not necessarily left turn lanes going west on Home Road or right turn lanes going right on Sawmill Parkway.

Mr. Betz: There are several improvements necessary as we mentioned tonight. There are additional through lanes on Home Road and turn lanes at Home Road and Sawmill Parkway. The Delaware County Engineer's Office, in conjunction with OSU, have been working on those plans. The Delaware County Commissioners have also established a TIF for this property that can go toward infrastructure improvements. You saw the presentation from Bob Lamb [Delaware County Economic Development Director] that specified the amounts going toward different things.

As to exactly who and what's done will be discussed as the engineering proceeds. That is on the county's work plan for this year. We will give up to a certain amount, and the county will give a certain amount. That also goes toward sanitary sewer improvements too. There will be a lot of work paid for by OSU as well. But exactly who does what and when, it looks like the county engineer will take that on and then we will just provide our funds when it is necessary. It still has yet to be finalized. We know it's going to happen, we know what the plan is for the roadways, but it won't get completed until sometime into the year 2020.

Councilman Newcomb: On page 8 of the traffic study, it said that there would be 325 cars in the morning. The numbers I'm hearing are 500 employees. I imagine triple the number of patients, so 325 seemed low.

Mr. Gallagher: Normally traffic studies are done with respect to what we call trips, which is one vehicle that could be an in and an out, could be two trips. The 325 is likely what's during the AM peak. One thing that's nice about hospital facilities is that it's not like a standard office where everybody is in 7:00-8:00 am and everybody leaves 4:00-5:00 p.m. Hospital staff tends to have staggered shifts. Doctors come in later than nurses or facility staff. The 325 you are seeing is likely what we expect during the peak hour, site street traffic. So we take what the peaks on the roadways are now and find out how many vehicles will be added to that during that time period for that facility. All the data in there is based on national data for medical office buildings and hospital facilities so it is well vetted.

Dan Like, Executive Director, Ambulatory Services, The Ohio State University Wexner Medical Center:

This question came up in Planning & Zoning as well. What opens first is surgery or surgery patients, roughly 6:00 am. You have your pre-op nurses, your anesthesiologists, and surgeons begin to arrive. Then you have a 7:00 am shift, an 8:00 am shift and we do have staggered shifts. Therapy tends to start early, but we also stagger so we can run late for therapy and imaging and other services. I would say, by and large, the majority of all staff would finally get there by 10:00 to 11:00 am for an ambulatory facility such as this. By that time, when we are fully staffed and at peak by 10:00 am, that's probably when you have your 500 faculty and staff vehicles in the lot. For a facility of this size, you are talking about anywhere from 1,200-1,500 patients a day. We look at number of space turns per day. You have less space turns per day for things like surgery, infusion because those tend to go longer. So we really even chunk out the different services and calculate parking based on how long they will be in a space. It is staggered throughout day.

You do have your peak times for medical services and that's changing. It is changing from what health care used to be. You really now need to evolve to offer more after-hours and even before 8:00 a.m. hours to accommodate working people that don't want to take time off from work. This is a facility that is geared toward wellness. It is an ambulatory facility. We have heavy investment in primary care and behavioral health, it's not just surgery and infusion. It's really about preventative care and keeping people out of the hospital, so most people prefer to not take time off of work to do those kind of things. Because of these things, it tends to help with the traffic and parking because not everyone is jammed into an 8 hour day anymore.

Councilman Bertone: No questions at this time, but a word of thanks to the OSU team. Thank you for this opportunity. I don't speak for the county, but I do want to appreciate their efforts as well for this surrounding area and for this community at large, this whole area. Rocky, thank you for mentioning the Comprehensive Plan. We talked about this a few months back and to see where we are today, this is a great conversation. It's very different for us these days and it's certainly something positive. It's an economic opportunity that we've not had around here and I think it only fosters the growth of that whole area as well as this entire community. Thank you for your investment in us and we look forward to partnering with you again down the road.

Councilman Lorenz: I would echo Frank's remarks regarding the Comprehensive Plan and your investment in our community. We are very grateful to partner with you on this. I'd like to compliment you on building designs. I was at P&Z the other night so I got to see a little bit of this [ahead of time]. With the change to the structure, making it more of a U-shape, I really think you did a great job of creating a sense of place, and bringing the outside in. I really applaud for your green build requirements and your sustainability efforts.

I wanted to address something I always tend to bring up when we are talking about developments that are in a planned district. I feel we don't have the final designs yet, but the materiality that is defined within the development text, which becomes the zoning in a planned district, comments on all the items that we will see. So I don't foresee us having any issues with your final design.

Secondly, for the variances or divergences, you have written your setback and height requirements within this zoning text. Therefore, they become the zoning text. I say this because often in the public we hear of challenges. What is being asked for is what is being approved, which is what is in the Zoning Code, so there's no issue there. I just want to be clear on that. I'm a land use planner myself so I understand zoning and I think we are just fine.

Councilman Counts: I have some questions about the architecture and where you think this is going to go, realizing that you really haven't completely vetted the architecture. There are a couple of things that I think about as I see this plan. What was your thought process in terms of the area where this building is sitting in, across from a school, and the materials that you use?

Mr. Myers: The one thing that attracted us about this site was the massing. There was a fairly large building across the street and we knew we were going to be building a fairly big building here and it seemed like it would be more appropriate here than perhaps other sites that we might find in Powell.

In terms of the materiality, we are in the Midwest and a university. Brick is part of the DNA at Ohio State, and so as a material selection, it was important that we acknowledge that. On the other hand, these are also forward looking buildings. We weren't trying to replicate any particular historic style. We had to be conscious of the fact that these are very big buildings and we wanted to be sensitive to that. The massing of the first building was killing us. It wasn't until we took a step back and looked at this again, that we settled on creating the courtyard which caused the building to go a little longer, but in a sense, broke it down. The loggia was a nice thing to bring the scale down as people approach from the parking lot. All those things were considerations. Brick and limestone and steel and glass are all materials of the university.

Councilman Counts: My second question relates to the entrance and recognizing that maybe you haven't quite gotten to where you wanted to be on that. I look at these elevations, and especially I look at it as if Phase 2 isn't done. If I look at it with Phase 2, there's a lot of symmetry, a lot of harmony that goes on, and I like it a little bit more. When I take Phase 2 out of it, and say you just never get there, what I'm concerned about is the center piece building. It looks a little bit bland. Usually when you have an entrance, architecturally, you identify that this is the entrance, everyone knows that. I'm wondering if you can speak to those kinds of issues.

Mr. Myers: The loggia is a very important part of the whole entrance sequence. It is intended to frame the courtyard space before Phase 2 gets installed. The entrance to the building is an extension of the loggia and it comes out and provides the canopy drop-off for people. It's prominently marked, the corner glass with the light, is intended to attract people to the entrance. So we think the entrances will be quite clear, particularly from the parking lot. We wanted to be careful not to overstate it. These are, architecturally, very simple, straightforward buildings and I think they are elegant because of that.

Councilman Counts: Having been involved in this process, you see how the trust is built between the City and OSU. I'm very confident that because of that level of trust, that many of these things which normally you might have completed at this point in the process, that those things will get done and done in a thoughtful manner that will take into account any of the City's concerns, so I have no problem with working on the process.

Councilman Swartwout: To build upon what Tom said, I also wanted to talk about the partnership between the City of Powell and Ohio State. When the exciting opportunity to have a world class facility like the Wexner Medical Center in the City of Powell, the relationship, the partnership, the collaboration between the City of Powell and Ohio State has been absolutely tremendous.

We passed the Pre-Annexation Agreement in July and many months of work between the City and Ohio State went into what we see before us, before we could pass that Pre-Annexation Agreement. And step-by-step along the process, the City of Powell and Ohio State have worked together. It is exciting how well it has worked together. It is exciting to see what I see before us now, and I am excited about the continuing partnership between us going forward. I see so many wonderful things for our community, not only the outstanding medical care from the Wexner Medical Center, but the additional economic benefits. Not just even the tax benefits based on the \$50 million dollar payroll, but the benefits to the surrounding economic development in the City of Powell. I don't think the City of Powell could have found a better partner than Ohio State. I hope you feel just as good about the City of Powell as we do about Ohio State because the partnership and collaboration up to this point has been so outstanding, it leaves me feeling nothing but that the partnership and collaboration will continue to be outstanding for years and decades to come. It is a very, very exciting time and I am thrilled about



the process and to be where we are at right now. Thank you so much for being so wonderful to work with.

Mr. Myers: Thank you all very much. We feel very much the same way. It's been a terrific partnership.

Councilwoman Riggins: I agree with all that has been said. The work, the adaptations that you've made benefitting both OSU and City, are greatly appreciated. I'm very excited to see how this plays out and am looking forward to moving on with this.

Mayor Bennehoof: I would echo everything that has been said. I've been a party to a few of the meetings with you guys. I've been thrilled at the partnership. I'm very excited to see that we are at this point and on the cusp of getting there. I know that there's an enormous amount of work left, but I'm thrilled that we are where we are. I think there may be other opportunities for partnership and being economically focused. I see a lot of opportunity as supporting structure for the facility side. I just can't emphasize how thrilled Council, the community and I are for this.

Mayor Bennehoof opened this item to public comment.

Mr. Wibberly: Thank you for listening to the request for additional trail work in the design. My remaining question is that in some of the discussion we had in P&Z, we wanted to make sure that the facility connected to and was accessible from the existing trail system. There is a trail that goes up along Sawmill Parkway on the west side. Where would you see the connectivity to the facility? Would there be a safe crossing from the trail on the west side of Sawmill Parkway into that entrance or where would it be?

Mr. Betz: The main area of access for pedestrians going from the west side to the east and vice versa would be at any traffic signal where there would be pedestrian cross walks installed with correct handicapped ramps and signalization for pedestrian crossing.

Councilman Lorenz: Those are in place now.

Mr. Betz: One is, but there is another one that would be the main one coming in and out.

Mr. Wibberly: At the top [indicating], it is not a trail, but a sidewalk into the facility. What we want to stress is being able to have trail access into the facility so if continuing along that road to where you enter the parking lot, on both top and bottom, it would be very desirable and safer access to it.

Mr. Betz: They are connected within the sidewalk system. Again, in good planning for trails there are various levels, similar to various levels of road widths and various levels of trail networks. The main north-south trail we want bikes to utilize. If they want to get in to the site, they can either go in on the road or, we would prefer, they can walk the bike into the site and park it in the bike racks which will be provided. We feel the set up here is good.

Mr. Wibberly: What I am requesting is to be able to ride your bike to the bike rack safely, not having to compete with car traffic on those roads, which when people are going to the hospital, they are not always driving all that calmly. So I'm requesting that you extend the trail to wherever the bike racks are going to be to give safe access to the bike rack.

Hearing none, Mayor Bennehoof closed the public comment session.

Ordinance 2019-04 was taken to a second reading.

**FIRST READING:** [ORDINANCE 2019-05](#): AN ORDINANCE APPROVING THE EASEMENT VACATION PLAT FOR GOLF VILLAGE NORTH REVISED AND THE RE-PLAT OF LOTS 5140 THROUGH 5148 GOLF VILLAGE NORTH COMMERCIAL REVISED FOR THE PROPERTY LOCATED AT 3315 ROYAL BELFAST BOULEVARD. ([EX. A](#))

Mr. Kambo: Mr. Underhill already went through some of the discussion with the vacation of some of the easements and then the re-platting that needs to be done. They have matched their plat to the new development plans and Staff sees no issue with what they've provided.

Mr. Underhill: There are various utilities going through the site and it's a different project now than it was in the township where it was platted. There's a lot going on that we are just trying to clean up and get out of the way.

Councilman Swartwout: So essentially this is a part of the project being annexed into the City of Powell.

Mr. Underhill: Absolutely. I think in order to match up the zoning with what's on the ground, easement-wise, existing utility-wise, and some of the changes we're making – tweaking access – we wouldn't be able to build the plan that you just looked at if we weren't able to do this as well.

Mayor Bennehoof opened this item to public comment. Hearing none, Mayor Bennehoof closed the public comment session.

Ordinance 2019-05 was taken to a second reading.

#### **COMMITTEE REPORTS**

**Development Committee:** *Next Meeting: February 5, 2019, 6:30 p.m.*

**Finance Committee:** *Next Meeting: February 12, 2019, 7:00 p.m.*

**Operations Committee:** *Next Meeting: February 19, 2019, 6:30 p.m.*

**Planning & Zoning Commission:** *Next Meeting: February 13, 2019, 7:00 p.m. We will review an 11 single family home project at Carriage Road/N. Liberty in front of Wyandot Elementary; and a 21 single family home final development plan for Morris Place located off Adventure Park drive.*

**Powell CIC:** *Next Meeting: TBD*

#### **CITY MANAGER'S REPORT**

Mr. Lutz: I've tried to keep Council apprised of the salt situation with our limited salt storage and the recent weather. I finally figured it's just easier to send pictures as opposed to talking about a hundred tons of salt, which really doesn't mean much to me and probably doesn't to you either.

#### **OTHER COUNCIL MATTERS**

Councilman Swartwout: With respect to Ordinance 2019-05, did we want to address if we needed to suspend the rules on that? I know that one of the things OSU mentioned as part of the Ohio State Wexner Center presentation was recording this beforehand. Are we still on track for not suspending this tonight?

Mr. Betz: No, that's not necessary.

Councilman Lorenz: He couldn't record it before it was annexed anyway.

Mr. Betz: If it is anything, we would do it next week. We could still pass it by emergency and it would become effective immediately.

Mr. Lutz: We can clarify that with Mr. Underhill.

**EXECUTIVE SESSION:** O.R.C. Section 121.22(G)(3) IMMINENT or PENDING LITIGATION and O.R.C. Section 121.22(G)(8) ECONOMIC DEVELOPMENT.

MOTION: Councilman Counts moved at 8:47 p.m. to adjourn into Executive Session pursuant to O.R.C. Section 121.22(G)(3) Imminent or Pending Litigation and (8) Economic Development. Councilman Swartwout seconded the motion.

VOTE: Y 7 N 0

MOTION: Councilman Counts moved at 9:45 p.m. to adjourn from Executive Session into Open Session. Councilman Bertone seconded the motion.

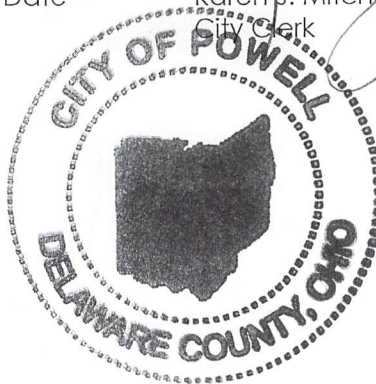
VOTE: Y 7 N 0

#### ADJOURNMENT

MOTION: Councilman Counts moved to adjourn the meeting at 9:45 p.m. Councilman Bertone seconded the motion. By unanimous consent of the remaining members, the meeting was adjourned.

**MINUTES APPROVED: February 5, 2019**

Jon C. Bennehoof 2/14/2019 Karen J. Mitchell 2/14/2019  
Jon C. Bennehoof Date Karen J. Mitchell Date  
Mayor City Clerk



#### City Council

Jon C. Bennehoof, Mayor  
Frank Bertone Tom Counts Brian Lorenz Brendan Newcomb Melissa Riggins Daniel Swartwout