



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

February 13, 2019

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Emerick on Wednesday, February 13, 2019 at 7:00 p.m. Commissioners present included Shawn Boysko, Ed Cooper, Trent Hartranft, Joe Jester and Bill Little. Shaun Simpson was absent. Also present were Rocky Kambo, Assistant Development Director; Derick Stadge, Architectural Advisor; Leilani Napier, Planning & Zoning Clerk and interested parties.

STAFF ITEMS

Mr. Kambo polled the Commission to see who could attend a February 27th P&Z meeting. Everyone indicated they could attend.

Mr. Kambo advised that Staff will be holding an Open House on Thursday, February 21st at 7:00 p.m., to introduce the residential/commercial market analysis which was done. The consultant will be present to review the analysis and answer any questions. Staff will also provide information via Facebook, Instagram and the City's website. The analysis was a joint effort between the City's Community Improvement Corporation and City Council.

HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

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

APPROVAL OF MINUTES

MOTION: Commissioner Cooper moved to approve the minutes of January 16, 2019. Commissioner Boysko seconded the motion. Commissioner Jester abstained. By unanimous consent of all other Commission members, the minutes were approved.

MOTION: Commissioner Cooper moved to approve the minutes of January 23, 2019. Commissioner Boysko seconded the motion. By unanimous consent of all Commission members, the minutes were approved.

FINAL DEVELOPMENT PLAN REVIEW

Applicant:	Chris Bradley/The Camber Company
Location:	185 N. Liberty Street
Existing Zoning:	(R) Residence District
Proposed Zoning:	(DR) Downtown Residence District
Request:	To review a proposed single-family subdivision consisting of 21 residential units on 5.38 acres.

Todd Faris, Faris Planning and Design, said he is here with Chris Bradley. They will let Mr. Kambo review the Staff Report first.

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

The Staff Reports says we didn't receive utility letters from the applicant. We just received all letters (Exhibit A1) and copies have been placed at each Commission member's seat. The purpose of the Downtown Residence District, per Code, is "...to preserve, protect and promote the Village scale residential environment through provision of Village scale housing opportunities on modest lots in the Downtown District." Staff feels this development does just this. Staff recommends approval with the conditions listed in the Staff Report and one additional condition; the applicant will build the connection(s) between the existing bike path and the new path. A triangular connection might be best.

Derick Stadge, Architectural Advisor, thanked the applicant for the thoroughness, for not only listening but reacting accordingly. He reviewed Exhibit 1A. The pole light presented is bordering on the colonial, coach style which the Historical Downtown Advisory Commission (HDAC) recommends developments stay away from. Mr. Stadge showed another style of pole light (Exhibit 1B) which would fit HDAC requirements more. The lighting along Liberty Road and West Olentangy is drastically different than anything called for in the HDAC guidelines but it is due to the amount of traffic and pedestrians; the area requires a higher level of lighting. The proposal shows a light at the entrance off of Adventure Park Drive. Mr. Stadge suggested also having lights at the stub road and at the end of the cul-de-sac. The trellis is a nice feature which will celebrate the entrance to the cul-de-sac from the multi-use trail. One sign fixture might be better than two. The verbiage on the sign about the area being in the Historic District is nice but the word "The" could be added. The lettering should be white instead of gold. The green color on the sign might not match the green in the Romanelli and Hughes logo. Mr. Kambo said we might need to talk about this. The trees proposed are very typical for a residential development. The HDAC guidelines call for a variation of species. The guidelines also specify the placement of trees in relationship to the sidewalk so as trees mature the sidewalk isn't hurt by roots. The guidelines say 3 to 4 feet away. Plan 1 shows a dormer which looks faux. It should be a true dormer. Faux dormers stick out like a sore thumb. The corbels shown on Plan 2 could be beefed up so they are wider. The scale of the gabled dormer on Plan 3 is a little small for the roof. Plan 5A brings in the brick which was asked for. The brick gives you the impression of a historic home, which was added on to. From a detail perspective, the brick should be wrapped around on the left elevation the same depth as the other sides. As designs are finalized, materials should be reviewed by Staff before construction. Lots 1 and 2, Lots 11 and 12, then Lots 16 and 17 have very prominent side elevations. He would like to see final designs for these homes.

Mr. Faris said we are all in agreement the bike path and the open space along the railroad track will become park land, donated land. We do have a concern about the land towards the cul-de-sac. If this land is donated, who will maintain the land? The home owners won't want this land only mowed once a month. We will need to work this detail out. Mr. Kambo said it is more an issue of just calling out or specifying what is being dedicated. Mr. Faris said the CAD to the east makes total sense but the owner of this land thinks the land will never be developed. It makes sense to have the CAD mentioned on a plat but the owner has no intention of this land being developed. The additional light pole locations make sense. We are fine with the style Mr. Stadge recommends. Deviating the tree species isn't going to make that big of a difference since the street is so short. He doesn't want to get too diverse because it will start looking haphazard. We don't have a problem with final designs being reviewed.

Chris Bradley, 6760 Colt Court, Dublin, said we went to HDAC for a review. We hope HDAC's feedback is reflected in what we've brought back tonight.

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

Commissioner Hartranft thanked the applicant for coming back. The development is great. He is pleased with the changes made. Thank you for listening. The stub connection for future use is good. He looks forward to the project starting.

Commissioner Little said he appreciates the applicant coming back and working with the City. This is a really good opportunity for the downtown area. We want to make sure the project is done correctly. He agrees with the comments about connecting the bike path. We do need to at least reference the CAD as a future possibility. He agrees white letters on the signage is appropriate and the applicant should work with Staff on the branding portion of the sign. He agrees with the Architectural Advisor's recommendation on the light pole style but he thinks a soft white light should be used as opposed to bright LED lights. Mr. Kambo said Staff was only pointing out the location of lights. The lights shouldn't be beacons. Staff will work with the applicant to make sure low voltage lights are used. Commissioner Little said he went to Adventure Park Drive to look at the property the day after the last meeting; October 11. It was dusk. He was greeted by 2 Powell Police cars. He is wondering if a law is being enforced on Adventure Park Drive and if a law is being enforced, something needs to be done to change the designation on Adventure Park Drive so residents have ongoing access to their development. Mr. Kambo said they have talked with the Parks and Rec Department and the Police Department. The sign which says the park is closed at 12:00 would be moved closer to the park, away from the access drive to this neighborhood. We would let the Police Department know the portion of Adventure Park Drive up to the access drive wouldn't be the park. Commissioner Little said he knows it can get cost prohibitive to try and comply with HDAC guidelines but he encouraged the developer to work with Staff to make the house designs a nice statement.

Commissioner Boysko said he agrees with the comments made so far. Has the area near the railroad tracks which is to be dedicated been identified? Is it just the pathway or is it everything west of the property line? Mr. Bradley said there is a diagram which shows the dimension of the pathway. We think it is the pathway and probably a little

bit of land left to the west of it. Adding the land to the west of the trail would double the area in size. Mr. Kambo said this is the area which needs to be specified. Commissioner Boysko said he thought it was the area right up to the cul-de-sac. Mr. Bradley said we need to work this out. We are open minded to this. We just wanted to make sure we understand how maintenance will work on this area. Mr. Kambo said Staff thinks the land from the trail to the cul-de-sac should be left to the care of the HOA as private land. We just want it clearly spelled out. Commissioner Boysko said it is the path, the area west of the path and the connection to the cul-de-sac. Mr. Bradley said yes. Commissioner Boysko said the area between the path and cul-de-sac, the triangle area, is heavily landscaped and looks nice. Is it buried or depressed? Mr. Faris said we will have small mounds so the evergreens sit up on the mounds. We want to make sure the view corridor stops at this area. There is a trellis feature. There is a row of arbovitae on the other side of the path. We don't want trees hanging over the railroad tracks. Mr. Kambo said we will work with Parks and Rec to make sure of what they want to maintain. Commissioner Boysko said a buffer is being created. Mr. Faris said we are celebrating the entry to the pathway instead of saying we are hiding the railroad tracks. Commissioner Boysko asked if there is value to placing a light in this area. Are you concerned about safety? Mr. Faris said a light in this area makes sense. Mr. Bradley agreed. Commissioner Boysko asked for clarification on where Mr. Stadge was recommending a light at the stub road. Mr. Kambo showed where Mr. Stadge was referring to, at the intersection, where people turn. Commissioner Boysko said the stub street has a 30 foot right-of-way. Depot Street has a 40 foot right-of-way. Will this be a concern, having 30 foot on one side and 40 foot on the other side? Mr. Kambo said discussions were held with our Engineering Department and they agree the street needs to be smaller so it slows traffic down. It also gives more land for the development. Commissioner Boysko asked if the City Engineer has concerns about the existing width of Depot Street. Mr. Kambo said yes but they want the smaller right-of-way. Commissioner Boysko asked what the build out time will be. Mr. Bradley said they hope to start in June. They hope to finish within 2 years. If sales are faster, they will be done faster. Mr. Bradley said he wanted to mention that his neighbor to the south, Dan McClurg, has been unbelievably cooperative. Moving the stub road to the west hasn't been ideal for him. He hopes this is considered when Mr. McClurg comes before the Commission with his plans for his property.

Commissioner Jester said this is such an important development in regards to what is going to happen down below. He has been concerned about the stub road all along. It's good it has been moved over. He would like to see who, within the City, has approved this stub road. He reads the City has approved the stub road but who does this, who approves. Is it just you and Dave or does someone else approve? Years from now someone is going to ask who approved this stub road. Mr. Kambo said Staff recommends to our Boards and Commissions. Ultimately, if the Commission approves this, the approval would be from the P&Z Commission. Staff, the Development Department and the Engineering Department, along with the applicant recommended the road be moved to the left. The owner to the south was a part of these discussions. The applicant brought forth the recommended location and is looking for P&Z's approval. Commissioner Jester said the development is good, the applicant has come a long way but the road bothers him. The road will have an impact on so much more property down below.

Commissioner Cooper said most of his questions have been answered. Lots 7 and 8 on the north side seem to be naked, there are no trees. Is there a reason for this? Mr. Faris said plans don't show trees which are under 6" in caliper. There is a brush line. There is a requirement to add 3 trees per lot per Code. There is the ability to put trees in if it does end up being naked. He doesn't know if the Parks Department will want the brush removed or not.

Chairman Emerick said he didn't have anything to add to the comments already made.

Commissioner Little moved to approve a Final Development Plan for the property located at 185 N. Liberty Street as represented by Chris Bradley, The Camber Company, to allow for a proposed single-family subdivision consisting of 21 residential units on 5.38 acres, subject to the following conditions(s):

1. That all Engineering Department requirements shall be met; and
2. That the common access driveway (CAD) for the property to the east shall be noted on the plan and plat; and
3. That the applicant shall work with Staff to ensure all dedicated lands and maintenance responsibilities are noted on the plan and plat; and
4. That being custom homes, all detailed architectural selections such as colors and materials shall be reviewed by Staff prior to construction of each home; and
5. That the applicant shall complete the western bike path connection to the existing park path on the northwest corner of the plat; and
6. That the applicant shall work with Staff to determine the final type and placement of all street trees; and
7. That the lettering on the entryway sign shall be white in color and the applicant shall work with Staff to determine the branding portion of the signage; and
8. That all street lights shall be changed to the style recommended by the Architectural Advisor and shall be placed in the proposed locations; and

9. That City Staff shall move the Adventure Park signage beyond the connector street to this development to ensure 24/7 public access to Adventure Drive and the development; and
10. That a sign shall be placed at the end of the stub road, identifying the road as a future connection to Depot Street.

Commissioner Cooper seconded the nomination.

Vote: Y – 6 N – 0 (Simpson absent)

ADMINISTRATIVE REVIEW

Applicant: Sign Affects Ltd.
Location: 4448 Rupert Trail
Existing Zoning: (PR) Planned Residence District
Request: To review a sign plan for a model home site at the Carpenter's Mill subdivision off of Steitz Road.

Paul Lyda, Sign Affects, 4740 Cascade Drive, said they are asking permission for their signage plan for Pulte Homes, who is building a new subdivision off of Steitz Road. There is a sign to call out the model homes and the little sign sits in front of the house to specify the model of the house. There is a sign to indicate the parking area for the model homes.

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

Code doesn't allow off-premise signs. Staff sees no problems with the signs on property. Mr. Lyda asked which sign is off-premise. Mr. Kambo showed him the area at the corner of Steitz Road and Home Road. Mr. Lyda said they are leasing the property and the agreement is for a sign to be placed here. Mr. Kambo said it is still off premise. It isn't the property being promoted or sold. Chairman Emerick said our Code is pretty clear on this.

Derick Stadge, Architectural Advisor, had no comments.

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

Commissioner Cooper asked if we are talking about approving signs B and C. Is sign A off premise? Mr. Kambo said no; signs A, B and C are on premise. It is the other sign, the one marked with Side A and Side B, shown on a lot at the corner of Home Road and Steitz Road, which is off-premise. Mr. Lyda said there are 4 signs total. Commissioner Cooper said he has no problems with signs A, B and C.

Commissioner Jester asked if we are saying C as in Charlie. Mr. Kambo said yes, signs A, B and C. Commissioner Jester said he didn't have any more questions.

Commissioner Boysko said the signs look good. Thank you.

Commissioner Hartranft asked if the off-premise sign issue could be avoided by putting up a tent sign every day. Mr. Kambo said unfortunately, the City doesn't allow any type of temporary signs.

Commissioner Little had no questions or comments.

Chairman Emerick had no questions or comments.

Commissioner Little moved to approve the Administrative Review of a new sign plan for a model home site at the Carpenter's Mill subdivision, for the property located at 4448 Rupert Trail as represented by Sign Affects Ltd., subject to the following condition(s):

1. That the three (3) signs (A, B and C) located on-site shall be approved; and
2. That the off-premise sign shall not be allowed, consistent with Powell Ordinance Chapter 11.51.05 (a)(3).

Commissioner Boysko seconded the nomination.

Vote: Y – 6 N – 0 (Simpson absent)

OTHER COMMISSION BUSINESS

None.

ADJOURNMENT

MOTION: Chairman Emerick moved at 7:57 p.m. to adjourn the meeting. By unanimous consent, the meeting was adjourned.

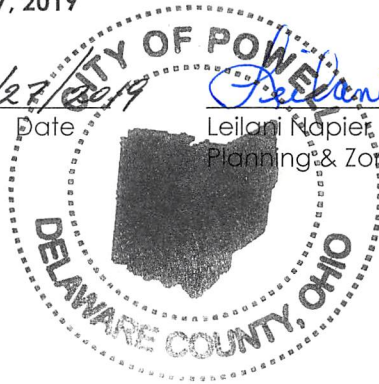
DATE MINUTES APPROVED: February 27, 2019

Donald Emerick

Donald Emerick
Chairman

2/27/2019

Date



Leilani Napier

Leilani Napier
Planning & Zoning Clerk

2/27/19

Date