



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 27, 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 Ed Cooper, Trent Hartranft, Joe Jester, Bill Little and Shaun Simpson. Shawn Boysko was absent. Also present were Rocky Kambo, Assistant Development Director; Leilani Napier, Planning & Zoning Clerk and interested parties.

STAFF ITEMS

Mr. Kambo advised the Commission an open house was held Thursday, February 21st for the market study which was done. There was a solid turn-out and great discussions. Commissioner Cooper attended representing P&Z. Staff will put together a condensed version of the analysis and present it to P&Z.

Mr. Kambo advised he will review both Plat Reviews on the Agenda together but the Commission needs to have two (2) separate motions.

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 February 13, 2019. Commissioner Jester seconded the motion. Commissioner Simpson abstained. By unanimous consent of all other Commission members, the minutes were approved.

PLAT REVIEW

Applicant:	Pulte Homes of Ohio, LLC
Location:	Steitz Road and Hunters Bend
Existing Zoning:	(PR) Planned Residence District
Request:	To review a plat for a proposed residential subdivision (Section 2 Phase A) consisting of 23 units on approximately 17.69 acres.

PLAT REVIEW

Applicant:	Pulte Homes of Ohio, LLC
Location:	Steitz Road and Hunters Bend
Existing Zoning:	(PR) Planned Residence District
Request:	To review a plat for a proposed residential subdivision (Section 2 Phase B) consisting of 18 units on approximately 7.86 acres.

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

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 said some areas have the electric company assign street numbers. Is this not true in our area? Mr. Kambo said in Powell, the Engineering Department provides addresses for homes. The City submits the addresses to the County.

Commissioner Little asked if this review is for Section 2 or Section 1. Mr. Kambo said it is Section 2. There is a typo in the Staff Report.

No other Commission member had questions or comments.

Commissioner Little moved to approve a Plat Plan for the property located at Steitz Road and Hunters Bend, known as Carpenter's Mill, as represented by Pulte Homes of Ohio, LLC, to allow for a proposed residential subdivision (Section 2 Phase A) consisting of 23 residential units on approximately 17.69 acres, subject to the following conditions(s):

1. That the City Engineer shall have final approval of addresses, lot numbers, easements, rights-of-way needs and other items prior to recording of the plat.

Commissioner Cooper seconded the nomination.

Vote: Y – 6 N – 0 (Boysko absent)

Commissioner Little moved to approve a Plat Plan for the property located at Steitz Road and Hunters Bend, known as Carpenter's Mill, as represented by Pulte Homes of Ohio, LLC, to allow for a proposed residential subdivision (Section 2 Phase B) consisting of 18 residential units on approximately 7.86 acres, subject to the following conditions(s):

1. That the City Engineer shall have final approval of addresses, lot numbers, easements, rights-of-way needs and other items prior to recording of the plat.

Commissioner Cooper seconded the nomination.

Vote: Y – 6 N – 0 (Boysko absent)

OTHER COMMISSION BUSINESS

Mr. Kambo said there will be a meeting on March 13, 2017. They have a request for 2770 Carriage Road.

ADJOURNMENT

MOTION: Chairman Emerick moved at 7:07 p.m. to adjourn the meeting. By unanimous consent, the meeting was adjourned.

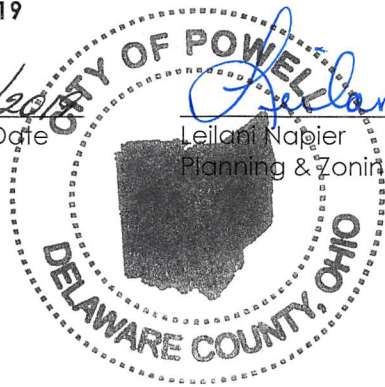
DATE MINUTES APPROVED: March 13, 2019



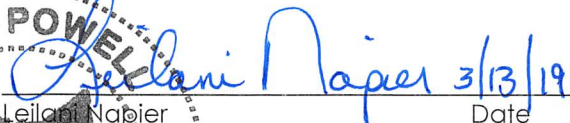
Donald Emerick
Chairman

3/13/2019

Date



Leilani Napier
Planning & Zoning Clerk



Date

3/13/19