



## 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

March 13, 2019

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

### STAFF ITEMS

Mr. Kambo advised the Commission there will not be a March 27 meeting.

### 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 27, 2019. He said he believed the meeting dismissed at 7:08 as opposed to 7:07, but he would approve. Commissioner Little seconded the motion. By unanimous consent of all Commission members, the minutes were approved.

### FINAL DEVELOPMENT PLAN REVIEW

Applicant:	Romanelli and Hughes/The Camber Company, LLC
Location:	2770 Carriage Road
Existing Zoning:	(PR) Planned Residence District
Request:	To review a plan to construct 11 single-family homes on approximately 4.01 acres.

Gary Smith, G2 Planning & Design, 720 E. Broad St., said they saw copies of the Staff Report and the roundabout documents. They have no issues. We looked and we don't think this is going to impact our plans. We have no objections. We do want to clarify Mr. Betz's comments about the City Engineer taking care of the storm water. We aren't sure what this means but the reality is our site will be engineered and moving along well before the County even figures out what or where the roundabout will be. We have no issues granting some land.

The Final Development Plan is substantially similar to the Preliminary Development Plan. We have added additional details; the bike path along the east side, the sidewalk along the front, added fencing, added the mail kiosk and designed the landscaping for the mail kiosk. The fencing is very similar to what is already across the street. The columns are very similar. We have developed consistency. The fencing has been extended along the property line and gives separation between the development and the school road. The fencing along the pond area will make the pond more private and less attractive to kids so they don't wonder down to the pond. Landscaping details have been added; mounding and buffering.

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

Staff didn't know the size of the roundabout when we wrote the Staff Report. We didn't know if the roundabout would cut back into the retention pond or not so we listed the second condition. Now that Staff has seen the roundabout design, we know there won't be any issues. Mr. Kambo presented Exhibit 1F. Staff doesn't know when a roundabout would be put in. Knowing a roundabout will go in sometime in the future, Staff wants to make sure the need to accommodate the roundabout in the future is at least put on the plat. Staff does recommend approving with the conditions listed in the Staff Report, along with a fourth condition; all Engineering Department requirements are met.

Derick Stadge, Architectural Advisor, reviewed his comments in Exhibit 1E. All of the homes are going to be custom designed. There are more designs in this submission, which is great. All designs have evolved for the better. Units 9 and 10 along Liberty Road require more attention to the side. These units are highly visible on the sides. The size of the top cap on the signage columns could be looked at in respect to size. The scale of the columns is pretty large. The top cap could be beefed up a little bit. Adding an overhang would help the stone weather better. The stone shown should not be dry stack, there should be mortar. Mr. Smith said there would be mortar. Mr. Stadge said the scale of the gable on the Ash home design, the bottom farm house design, looks pretty foreign to the rest of the house. The scale of the gable deserves a little more study. The piece over the porch of the Sycamore home design could be studied a little more. It gets out of scale of the porch slightly. He tried to cut and paste in a shingled look.

Mr. Kambo said since these will be custom homes he would like to add a fifth condition; all architectural details will be reviewed by City Staff prior to construction. This will mirror how we handled Morris Station. Commissioner Hartranft asked if this review will be pretty quick. He doesn't want a lot of time added onto the process for the applicant. Mr. Kambo said Staff will review and sign off on as soon as they get the green card. It doesn't add additional time.

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

Commissioner Cooper said he thinks this is a class design and will be great. He has a question for his own curiosity. The letter from Columbia Gas says a deposit may be required. What are they talking about and why is it a deposit? Mr. Smith said he didn't have the initial contact with the utility companies. Our engineering firm made the contact.

Chris Bradley, 6760 Colt Court, Dublin, said this is a pretty standard thing he has been seeing in letters from Columbia Gas. Columbia Gas will service the property but if they run into anything which costs more than what they expect they will bill us for it. Commissioner Cooper asked if they call this a deposit? Mr. Bradley said yes they do. If Columbia Gas runs into something, we will have to give them money in advance for them to activate their design team. It really is a payment. Commissioner Cooper said this is why he was asking; for his own curiosity.

Commissioner Jester asked Mr. Kambo to show him where the mailboxes will go. Mr. Kambo pointed where the mailboxes will go. Commissioner Jester said he is glad the traffic is being addressed on Liberty Road. It is very busy in this area. It is a good move and he supports the roundabout.

Commissioner Boysko said he agrees with Staff's comments. This is a great development and he appreciates all of the modifications and changes. The roundabout is something which is in the future, maybe 5 to 10 years down the road. Mr. Kambo said it is unknown. Commissioner Boysko said at this point we are just asking the applicant to modify their design to accommodate the roundabout. The way he reads the first condition in the Staff Report is the applicant is going to plat for the roundabout now. Mr. Kambo said correct. Commissioner Boysko said we don't know what the design is going to be. Mr. Kambo said we need to at least create easements and make sure when it is platted there is at least room for a roundabout. Mr. Smith asked Mr. Kambo to show the County's design of the roundabout again. We took this design and over-laid it on our design and the roundabout doesn't really infringe on our development. Staff had an initial concern about making sure the storm water basin is far enough back it would allow for the roundabout. The storm water basin is far enough back. The right-of-way of the existing corner is back a little. We think a tiny, little notch off the corner is all that will be needed. We don't think this will impede upon our development. If the design of the roundabout stays close to this design, and this looks like a typical roundabout, there shouldn't be an issue. Commissioner Boysko said he agrees. He just reads the condition like it is implying the storm water system needs to accommodate the roundabout and this isn't the case. Mr. Smith said we had this concern in the beginning but Mr. Kambo has addressed this with his explanation. Staff was making sure the pond was far enough back. Not that we need to design the pond to accommodate storm water from the roundabout. Commissioner Boysko said this is a big difference. This leads into the second condition which is open ended. He just wants to make sure everyone is on the same page. Mr. Kambo said yes.

Commissioner Simpson said he agrees with the general consensus. His big concern is that units 1, 9 and 10 have enough architectural diversity and features since they are so prominent from the roads. If Staff is given the ability to review, things will be great. Will street parking be allowed in this development? Mr. Kambo said it is a private road. Commissioner Simpson said he was afraid of what people will do during drop-off times and during sporting events. Mr. Smith said the HOA could take care of this if it becomes an issue. It feels private enough he doesn't think people will take this liberty but a sign could be put up in the entry.

Commissioner Hartranft thanked the applicant for coming back and for all of the efforts and time. This will be a great development.

Commissioner Little said we have come a long way from where this first started. The applicant has done a great job working with the Commission.

Chairman Emerick echoed the comments made. He appreciates the willingness to work with the Commission and the progress made through the process.

Mr. Smith asked if it makes sense to modify the language of the conditions so it is more clear. Commissioner Little said he made a slight adjustment to the condition. Mr. Smith said he was more concerned about the language concerning the storm water and the confusion about the storm water; whether there needs to be clarification about the storm water in the condition since the Commission will adopt the conditions. He is assuming a lot of this will be worked out with the Engineering Department but he didn't know if the condition should be modified from a legal standpoint. Commissioner Boysko said you already said you will be getting your development done and approved first. You are going to accommodate the layout of the roundabout. Mr. Smith said Staff is asking us to grant additional right-of-way, correct? Mr. Kambo said yes, the way the condition is written is a blanket statement. We know what the intent is meant to do. Mr. Smith said as long as everyone is comfortable. We have discussed this enough and it will be in the minutes. Commissioner Hartranft said in the future, you may not be the owners of this property. Mr. Smith said there will be an easement on the plat which will grant the right-of-way. Mr. Kambo said, again, this is what the condition is saying. Mr. Bradley asked if we could just have it say that. The point on the storm water is it is outside of the limits of the roundabout. We just saw the roundabout 2 days ago. We are happy to work with the County and the City if they need some land on the corner. We can put this on the plat. We don't even need to talk about the storm water. Mr. Smith said the intent is not that we are providing storm water detention for the roundabout. Mr. Kambo said no, absolutely not. This isn't what the condition is saying at all. The condition was written the way it is with #1 referring to the roundabout and #2 referring to the storm water on site. We could say the City Engineer finds all storm water retention requirements for the development are met. Commissioner Little read his proposed conditions. Mr. Bradley asked if the storm water even needs to be referenced. Mr. Kambo said yes. Mr. Bradley asked why. Mr. Smith said we really just want to make sure the pond isn't in the way. Mr. Kambo said this is the point of the conditions; the storm water is being referenced. Mr. Smith asked if we could just say we shall dedicate at the time of the plat, road right-of-way and ensure the pond is located out of the influence of the roundabout. Mr. Kambo said we understand the intent of what this is meaning to do. He isn't sure why we are sitting here trying to play lawyer. Mr. Smith said we don't want to be-labor this. There is enough on record and we all understand the intent. We will be fine. We will work through the County Engineer and will have our engineering done first anyway. We will be in good shape.

Commissioner Little moved to approve a Final Development Plan for a proposal to construct eleven (11) single-family homes on approximately 4.01 acres, for the property located at 2770 Carriage Road as represented by Romanelli and Hughes/The Camber Company, subject to the following condition(s):

1. That the developer, in good faith, shall dedicate at the time of the plat, the appropriate right-of-way and shall take into account the storm water drainage does not interfere with a planned roundabout at the intersection of Carriage Road and Liberty Road, as diagramed and recommended by the County Engineer; and
2. That the City Engineer shall determine all storm water requirements for this site are met; and
3. That all open spaces shall be privately dedicated to and maintained by the Home Owner's Association (HOA); and
4. That all Engineering Department requirements shall be met; and
5. That the applicant shall work with City Staff to incorporate the Architectural Advisor's comments; and
6. That all architectural details for each unit built shall be reviewed and approved by City Staff prior to construction.

Commissioner Boysko seconded the motion.

Vote: Y – 7                      N – 0

#### **OTHER COMMISSION BUSINESS**

Mr. Kambo gave a brief presentation of the 2018 Real Estate Market Study and Strategic Recommendations Analysis.

Commissioner Cooper said he found it interesting the study mentioned the City as having no Class A office space. Maybe this needs to be looked at in the future.

**ADJOURNMENT**

MOTION: Chairman Emerick moved at 7:35 p.m. to adjourn the meeting. By unanimous consent, the meeting was adjourned.

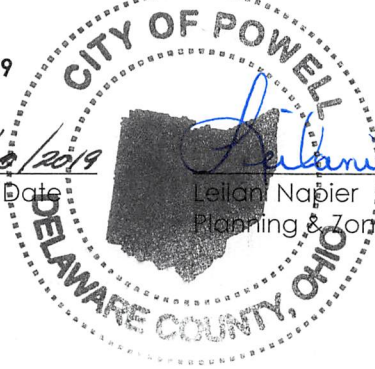
**DATE MINUTES APPROVED: April 10, 2019**



Donald Emerick  
Chairman

4/10/2019

Date



Lellani Napier  
Planning & Zoning Clerk



4/10/19

Date