



MINUTES

DEVELOPMENT COMMITTEE

Village Green Municipal Building
Council Chambers
47 Hall Street
September 3, 2019
6:30 p.m.

The meeting began at 6:30 p.m. Those present included:

Committee Members: Frank Bertone, Chairman; Daniel Swartwout & Melissa Riggins, Councilmembers; Steve Lutz, City Manager; Nicole Scott & David Lester, Citizen Representatives; Shawn Boysko, P&Z Representative; David Betz, Development Director.

Staff/Others: Brendan Newcomb, Councilman; Megan Canavan, Communications Director; Karen Sybert, Finance Director; Chris Huber, City Engineer; Karen J. Mitchell, City Clerk; and other interested parties.

Approval of Minutes: The minutes of August 6, 2019 were approved as written.

New Business

- **Legislation - Establishing an Open Container District (DORA) in the Downtown.** Mr. Betz updated the committee on the legislative process. Mr. Lutz will present the application to Council at tonight's meeting. To establish the proposed legislation, it must be advertised for two weeks first. The Delaware Gazette will run the legal notification on September 7 and 14, and it will come to Council for approval in October. Administratively, and with some modification, the City will utilize the Assemblage permit process.

ACTION PLAN: Mr. Betz will schedule another Subcommittee meeting in late September or October to bring the permit holders up to date on the process and revisit any outstanding administrative issues.

- **Super Car Charging Stations Project with EV United at Giant Eagle Center.** Mr. Betz told the committee that Giant Eagle was excited to participate, along with the Powell CIC, in the application process to apply for a reimbursement grant from AEP for the installation of the charging stations on their property and are willing to grant an easement.
- **Proposed Fee Change – Major Development Plan Text Amendment.** Mr. Betz explained that some of the older communities (The Retreat and Olentangy Ridge) have covenants and/or deed restrictions that are ending. Development is drafting a zoning text overlay to create a new zoning change category to accommodate these communities should they choose to make an application. The City does not currently have an application or established fee for someone to come in to revise a zoning text or create a zoning text, where there is not one for the entire subdivision. To treat these established subdivisions like a new development and charge a development plan fee, would make the fees so high as to not be reasonable and would not require as much Staff time as a new development project would. The proposed Ordinance will go to Council later tonight.

Mr. Hollins explained the text changes were clarifications for the new category that is being created so there is no overlap. The new verbage are things that were previously understood but are now being made explicit to help explain the difference between the categories.

- Delaware County Engineer's Proposed Presidential Parkway/Sawmill Road Roundabout Grant Application. In continuing to improve the safety of this intersection, the City, Township and County have made several short-term improvements, including changing markings on the City's part of Presidential Parkway, moving ramps, flashing stop signs, etc. as recommended in the study done by Delaware County. The study also recommended some long-term solutions such as a roundabout. Three legs of the intersection is in the Township and one leg is in the City. The anticipated cost would be \$1.7 million dollars. Mr. Huber explained the traffic crash statistics for this intersection and went through the Grant Application process. One of the things requested by the County is a letter or resolution by Council in support. Preliminarily, they are asking for \$150,000 for local support, which would be split in some way between the City of Powell and Liberty Township. ODOT and Delaware County would pay the remaining costs. The County wants to submit the grant application by the end of September.

ACTION PLAN: The Committee gave a thumbs-up to present a Resolution of support to Council tonight without a monetary commitment.

- Seldom Seen Park Development - Staff Update. Mr. Huber stated that he is very happy with the progress of the playground installation by Thomas & Marker. The schedule is back on track with respect to the paving being done in September.
- Locking Swimming Pool Covers Versus Fence Requirements – P&Z Reviewing. Mr. Betz informed the committee that there is one more meeting on this issue at P&Z on September 11.
- General New Development Updates. Mr. Betz updated the committee that the roadway work is moving forward in front of Powell Crossing on W. Olentangy Street. There are also some new applications coming through. Mr. Lutz added that Armita Plaza would be doing similar work directly across the street. The work there is not moving as quickly, however.

Adjournment - Having no further business to come before the Committee, the meeting was adjourned at 7:21 p.m.