



**CODE ENFORCEMENT REPORT**

*September 2020 – Report Attached.*

**PLANNING AND ZONING COMMISSION**

*September 9, 2020 – Meeting minutes attached.*

**MINOR AMENDMENT TO APPROVED DEVELOPMENT PLAN**

Applicant: Jeffrey A. Sackenheim  
Location: 7468 Steitz Road  
Existing Zoning: (PC) Planned Commercial District  
Request: To review the comprehensive design package for the new Powell branch of the Delaware County District Library at Middlebury Crossing.

- *Request reviewed and approved with conditions.*

**HISTORIC DOWNTOWN ADVISORY COMMISSION**

*September 2020 – No Meeting Held.*

**BOARD OF ZONING APPEALS**

*September 2020 – No Meeting Held.*

### September Code Enforcement Report 2020

Date	Violation Description	Address	Name	Phone	Notes	Resolved Date
9/29/2020	1143.16.2(g)(12) & 1145.08 outdoor display violation/junk	71 W Olentangy St	Blackberry Patch - Powell Antique Investments		accumulation of materials outside	
9/30/2020	1151.05 sign violation	165 Thornbury Ln	Leonard & Susan Pivar		sign in right-of-way	10/9/2020
on going	property maintenance violation	951 Retreat Ln	Umesh Vazarani		met on-site 10/9	
on going	property maintenance violation	180 Briar bend	Tom Smith			



Planning & Zoning Commission  
Donald Emerick, Chairman  
Bill Little, Vice Chairman  
Trent Hartranft

Shawn Boysko

Ed Cooper

Shaun Simpson

Elizabeth Bailik

## MEETING MINUTES September 9, 2020

A meeting of the Powell Planning & Zoning Commission was called to order by Chairman Donald Emerick on Wednesday, September 9, 2020 at 7:02 p.m. Commissioners present included Elizabeth Bailik, Shawn Boysko, Ed Cooper, Donald Emerick and Shaun Simpson. Also, present were Elise Schellin, Development Planner, Karen Mitchell, City Clerk and interested parties. Commissioners Bill Little and Trent Hartranft were absent.

### STAFF ITEMS

Ms. Schellin advised the Commission there were no items.

### 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 Boysko moved to approve the minutes of August 12, 2020. Commissioner Simpson seconded the motion. By unanimous consent of all Commission members present, the minutes were approved as written. **Vote: Y - 4 N - 0 Ed Cooper Abstained (Commissioners Little and Hartranft - Absent)**

### MINOR AMENDMENT TO APPROVED DEVELOPMENT PLAN

Applicant: Jeffrey A. Sackenheim, SHP  
Location: 7468 Steitz Road  
Existing Zoning: (PC) Planned Commercial District  
Request: To review the comprehensive design package for the new Powell branch of the Delaware County District Library at Middlebury Crossing.

Chairman Emerick: The applicant may present their proposal at this time.

Jeffrey Sackenheim: I think Mr. Needham with the library would like to tee things up.

George Needham, Director of the Delaware County District Library: I am delighted to be here and to give you just a little background information. The Powell branch of the Delaware County District Library opened in 1973. I remember driving to Powell for the first time in the mid-80's and thought this was a nice small community. It was perfectly adequate for 1973, but Powell has grown considerably and the branch has become very busy. We have been looking for a way to increase the amount of service we provide for the City of Powell, Liberty Township and Concord Township. In 2018 our levy came up for renewal and one of the pledges we made was to put a new library in this area. When the levy passed we began planning immediately. We had the opportunity to be part of the Middlebury Crossing development and as we worked through this discovery we found we had a really good symbiotic relationship with them and as we were able to target the notes on our Orange branch considerably earlier than we had planned we were able to get moving on this new plan. Our goal right now is to keep the current library open as a reading room and computer center, add this library, taking nothing away. We are really excited about the design and working with SHP and our construction manager. We are just really excited about moving forward with this project.

Jeffrey Sackenheim, Architect/Owner of SHP 1086 N. 4<sup>th</sup> Street, Suite 111, Columbus: We are the architect for the new branch library. Our main purpose tonight is to provide an overview of the current design of the library. We started this process in late 2019 beginning with a series of community engagement meetings in December and early January 2020 that led us to a series of programming workshops with library staff from all branches, which ultimately led to the conceptual design phase. We have recently completed a schematic design package, a lot of which you see contained within this submission and our goal is to provide clarity on the scope of the library project. The overall site is very consistent with what you have seen previously. The two changes from the previous submission are that we have integrated a drive-thru lane to the rear of the library, which would be to the west on the site, and that caused a shift in rotation of the previously submitted dumpster enclosure. Working with Mr. Wicks, the civil engineer and our own civil engineer the backend of the presentation includes the more technical data relative to the overall aspects of the site development. We have contained the footprint of the building within the original footprint of the site plan, bordering our site on all four edges are public walks that loop around the building to the north and south where we have outdoor reading gardens. The one on the north is immediately adjacent to the children's area, which is on the first floor of the building and the one to south is really open to anybody but is intended to be more for adults or families so there is definitely outdoor space. If you look at the aerial perspective a couple of things to point out in round numbers is the library in total is three-stories tall so there are two levels above grade and one below grade. In total amongst all three floors we are just over 41,000 square feet. Carved into the center of the plan on the first and second floor is an internal courtyard that is providing outdoor enclosed space on the first floor in the heart of the library. Its open area allows us to bring daylight into the core of the building on both of the occupied floors. Running in the north-south direction on the primary elevation facing Steitz Road is a gable form. In our research and trips up here the design team was really inspired by some of the iconic barn structures in the community. Particularly the ones that have a heavy masonry stone gable end and the façade in between the gable ends has primarily been clad with wood. It really drove the design of the primary façade and that same language is carried to the rear of the building, which will ultimately be facing the residential development. The two wings are connected by heavily glazed areas two stories in height with the low sloped roof in between to bring daylight in allowing for visual connectivity and transparency. Our primary cladding materials for the roof will be a standing seam metal. There are two primary veneer materials, a stone that was the current basis of design product and very consistent with some of the iconic barns in town. We also have contained within those stone gable ends an aluminum sided product that will have an appearance of natural wood. We are leaning that way because of long term durability and maintenance. The building is very heavily glazed so there is a lot of transparency around the edges. The main front door is signified with the canopy over the first floor entry that is a subtle nod back to the Orange branch. We do have one proposed building sign to the left of the entry, which is consistent with the library's branding. On the second floor between the two cross gables that come through the front elevation there is an outdoor covered porch. On the northeast corner of the site looking back towards the main front entry you can see the two primary gable forms that run north-south with that heavily glazed connector piece between the two; this is the proposed children's area. There are some detailed plans for what is proposed to go there as part of our landscape documents. We are proposing that the main mechanical equipment will be on the roof but will be screened by the gable form that runs the length of the building so it will be discreet and you will not be able to see it from the ground. The last perspective is of the drive-thru lane with a little less glazing on the rear of the building. There is a lot of the service core for the building that stacks in that center volume where there is a heavier degree of the wood aluminum siding, that is primarily mechanical space through all three floors of the building. The drive-thru lane will have a little canopy that projects from the building to allow patrons to pass materials back and forth to not get rained on. That is the high level overview of the design concept, primary materials and form of the building.

Elise Schellin: The library is proposing a minor amendment to the Middlebury Crossing approved development plan, which is to construct a mixed use of commercial/residential and library uses at the corner of Home and Steitz Road. The library was already approved to be a portion of this development plan but did not have plans brought forward at the time it was passed by council in July 2019 stating as a condition the library would bring forth their plans once they had them to Planning & Zoning for a final review. Jeffrey did a great job of going through the major components of the architecture and massing so I won't get too much into that but one thing to note is that the library's proposal does seek to amend the list of divergences that is included with the final development plan, which includes an increase of the maximum building dimensions from 150' to 158'-4" in length and the proposed height of the building would be 45'-11" from grade instead of the 35' that is called out in code. Overall staff is very supportive of this plan. We think it will be a great addition to our community especially with all the new homes in that area. It is a great fit for this development and we recommend approval of the minor amendment to the development plan with the following conditions. The first would be the library addresses the comments made by the City's Architectural Advisor, which I will have Steve give his comments. The second condition would be that the developers work with the City Engineer to coordinate construction on the site with the rest of the development.

Steve Reynolds, Shyft Collective: We love the way this has developed from a massing prospective. I do believe this fits and does take its cues from Powell, Hyatts and surrounding areas where you see these type of barn structures.

The comments we did want to add is this certainly has three primary facades and there obviously is a fourth façade that as you mentioned is full of mechanical equipment, just noting that this is not a back of a building and that there are other residences that do face this façade. We want to make sure as we continue through design construction documents that if there is any possibility to articulate this in an additional manner to help treat this as true four-sided architecture that would be appreciated. The other item that I am curious about is the faux metal barn siding façade, we do see there is an alternative for a fiber cement. We want to keep authenticity of materials under consideration. I don't disagree that the linear metal barn siding probably does have longevity but curious to see what those samples or materials actually look like and would the fiber cement be an alternate?

Mr. Sackenheim: My perspective right now is that we would prefer to move forward with the aluminum siding that works within the current budget. We did just reconcile our budget last week and we present that to the board next week for approval. Currently on budget, which includes everything you have seen in the documents so far and our preference is to keep the aluminum siding. If for some reason there was a preference to move away from that material or we found ourselves in six months in a different bid environment we would potentially entertain the cement board siding. The cement siding is not the preferred material from our perspective though.

Mr. Reynolds: Obviously, you have put a lot of time in on the design and I would assume you would treat the materials as well with the same level of scrutiny. Sometimes those faux materials can show up not quite like we were thinking.

Mr. Sackenheim: I would be happy to provide samples. We have used this Longboard product on four commercial projects to date including another library in southwestern Ohio, so we would be happy to send images of those projects.

Mr. Reynolds: I think any images kind of benchmarking projects would be great for us to see. The only other comments we have were really with the integration of the overall development so as we look at sightlines we just want to make sure that the light and color are taken in to account. This might be a broader conversation about the overall development, but we just want to make sure they integrate so this doesn't act as if it's on an island. The other thing on the site utility plan, it does show the electrical tower being in the zone and has there been considerations for any climbing guards or protection around that electrical utility pole. Just something to think about in regards to safety if we are going to have a lot more visitors to the site. Also, I know the exterior courtyards are listed as alternates has that changed at all?

Mr. Sackenheim: Not the courtyards so much as some of the furnishings, which become part of a site furnishing package at the tail-end of the project.

Mr. Reynolds: So the north and south courtyards are in fact part of the base bid?

Mr. Sackenheim: Yes, currently they are.

Mr. Reynolds: Great, we were just going to simply say that if they were in fact an alternate, and the alternate was not taken we would want to know if it is going to be grass or sidewalks. There was a lot of conversation around the dumpster enclosure during the initial review, so just reiterating if there is in fact enough enclosure space for a multi-use retail and the library, so that we do not end up with any external trash containers. That is the extent of our comments. I appreciate the time spent on this project.

Chairman Emerick: At this time we will ask for any public comments on this application. We ask that you state your name and address for the record.

Jon Petz, 4320 Home Road: Nice to see everyone again, I live immediately adjacent to the property and I have two questions. I did not understand where the dumpsters are being moved so I would just like to see where that is one more time for my line of sight standpoint. Also, the code is 35' and now is being proposed at 45'-11" because of the gables. I would like to ask a question to the developer because I want to be sure that the other properties do not increase by 35' in elevation as well because all those properties look directly into my bedrooms. Is that a fair statement or can we make sure this is something to be considered that the elevation of the other buildings do not increase? I just wanted to throw that out there and was curious of why it did increase, thank you.

Mr. Sackenheim: I am happy to speak to the dumpster enclosure question. It is pretty much in the same original location from where it was previously approved on the southwest corner of our site. It was angled pointing to the northeast and is now angled pointing to the northwest.

Chairman Emerick: Are there any other comments from the public? We will close the public comment portion and turn to the commission.

Commissioner Cooper: Thank you for coming tonight. We have personally been getting a lot of questions about the library like when is it going to come or are they going to tear the other one down? I think this is a great looking building and I agree with the architectural advisor comments. I do not have a problem with the divergences from the original plan as long as we pay attention to the architectural advisor and the engineer I am good to go with this project. It is a really nice looking building.

Commissioner Bailik: No comments. Thank you for coming.

Commissioner Boysko: With regard to the divergence in the height, we are adding another 10' to the building height so is it safe to say the additional height is captured in some kind of a two-story space inside the building?

Mr. Sackenheim: It is two-story height volume and the current plan is that the trusses are exposed.

Commissioner Boysko: The only other concern I have is the use of the vertical metal panels. I am a little concerned about the location and being adjacent to the entrance. It is going to be sort of a feature wall, especially if your sign is going to be applied to that metal panel. How is that going to wear and how it is going to be installed and more importantly how are the vertical seams going to abut so that it looks more natural?

Mr. Sackenheim: It is a concealed fastener system so there is no exposed screws or rivets. It is a rain screen system so it will sit proud on the wall that is technically behind it on some furring strips. It is a shiplap product so basically the butts appear as closed butt joints. If you look at the material image you can see a pretty close detail of how the individual pieces come together. They offer it as a 4" and 6" module. They are not an open joint. The panels nest within one another and it appears as a closed system.

Commissioner Boysko: But it comes in individual 6" planks?

Mr. Sackenheim: It comes in 4" and 6" panels. We are proposing the 4" right now.

Commissioner Boysko: The entry canopy is a pretty distinct feature and you said it is similar the Orange Branch. Do you envision that is going to have exposed timbers or beams that are going to be exposed?

Mr. Sackenheim: No, if you look at the images from the street view we imagine that the actual structure for the canopy itself will be concealed with the exception of the columns that support it. We anticipate using the same metal siding for the underside of the canopy. We will have some recessed canned lights in there from our site lighting plan. You can see in the rendering that we are proposing in the valley a couple of Japanese drains that would come off the edge to help divert the water down to be collected.

Commissioner Boysko: So none of the wood trusses are going to be exposed it is going to be concealed?

Mr. Sackenheim: For the entry canopy you will not see the structure. Once you are inside of the building on the first floor I think you will see some of the components of the building. On the second floor pretty much the entirety of that gable form running north-south is exposed trusses. You can start to see them through these cross gables on the front where the mullions for the window system start to mimic the shape of those trusses on the interior of the building.

Commissioner Boysko: I will differ to the architectural advisor for the vertical siding and how that is installed. I think it is going to be a clean detail.

Mr. Reynolds: If there is an opportunity to have just a small section of that wall or even have the supplier mock up a section for us as a great way to verify the installation. I feel better about it being 4" and 6" planks in lieu of a large panel but it would be good to see wherever the horizontal seams may be on the vertical pieces. I think maybe that would be our request perhaps to either meet with a supplier or just to see a simple mock up.

Mr. Sackenheim: They come in a 24' length so we can span from grade to the roof form in a single continuous piece. They do have recommendations on where you might have a control joint running in the north to south dimension. I think that is about every 30' or so. I feel like we are in that footprint so we would have the expansion contraction at the ends of the panel so you won't see it in the middle of that overall section. We can certainly see if we can either procure or they can provide enough samples that we can do a mock up out on site.

Commissioner Boysko: I like that idea. The maximum height is about 22' at that feature wall so if you can get a full length panel it will make it cleaner.

Commissioner Boysko: Is there any LEED concepts or greening concepts incorporated into this design?

Mr. Sackenheim: We are designing a very energy efficient and sustainable building and that was one of the charges from the library. We are still in the early stages of the actual mechanical system selection. We have identified two for budgeting purposes. We are having ongoing conversations with the library and their maintenance provider team. The goal is to develop a very responsible building but not pursue LEED Certification.

Commissioner Simpson: I want to compliment you on coordinating everything together I think the color pallets and the general architecture does match up very well. In other areas, I have seen the building on its own with a lack of care for the area around it. My biggest concern about the project was how it fits in the community and I think it does very well. I did want to make sure any kind of divergence we get is for this building and does not open itself for anything else.

Ms. Schellin: I believe with Middlebury Crossing all the massing and heights have already been set. The divergences would be specifically for this building.

Commissioner Simpson: I would also like to make sure they work with the other plans to make sure the lighting and everything is fairly uniform throughout. I think it is a great plan for the community.

Mr. Sackenheim: In the main parking lot we are using the exact same fixture that Mr. Wicks proposed for the rest of the development and we used that as kind of are cue. We have some cut sheets for the lighting plan for what we are purposing for the bollards that are going to be a little bit closer to the building. We have a couple of smaller, kind of in between height light fixtures that would run adjacent to those outdoor gardens that you can see on the rendering, black in color similar to the main site lighting.

Chairman Emerick: I like what I see and in spite of the height I don't get the sense that this is a massive building. I think it all fits proportionately. I am very pleased with what I see at this point. If there is no other comments from the commission would someone like to make a motion.

**MOTION:** Commissioner Cooper moved to approve the comprehensive design package to the new Powell Branch of the Delaware County District Library at Middlebury Crossing including the two divergences for the building to expand from 150' to 158'-4" in length and from 35' to 45'-11" in height. In addition, it is contingent upon continuing to work with the Architectural Advisor and the City Engineer. Commissioner Boysko seconded the motion. By unanimous consent of all Commission members present, the motion passed.

**VOTE: Y – 5 N – 0 (Commissioners Hartranft and Little Absent)**

## **OTHER COMMISSION BUSINESS**

Commissioner Emerick: The next meeting is scheduled for October 14, 2020.

## **ADJOURNMENT**

**MOTION:** Chairman Emerick moved at 7:34 p.m. to adjourn the meeting. By unanimous consent, the meeting adjourned.

DATE MINUTES APPROVED:

\_\_\_\_\_  
Donald Emerick Date  
Chairman

\_\_\_\_\_  
Pam Friend Date  
Planning & Zoning Clerk