



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

Shawn Boysko

Ed Cooper

Trent Hartranft

Shaun Simpson

Elizabeth Bailik

MEETING MINUTES November 11, 2020

Chairman Donald Emerick called a meeting of the Powell Planning & Zoning Commission to order on Wednesday, November 11, 2020 at 7:00 p.m. via Zoom. Commissioners present included Elizabeth Bailik, Ed Cooper, Donald Emerick, Bill Little, Trent Hartranft and Shaun Simpson. Also present Megan Canavan – Assistant City Manager/Communications Director, Jeffrey Tyler – Community Development Director, Elise Schellin – Development Planner, Pam Friend – Planning & Zoning Clerk and interested parties. Commissioner Shawn Boysko was absent.

STAFF ITEMS

*Introduction of Jeffrey Tyler, Community Development Director to the Commission.

*Review the 2021 Submittal Deadlines for Public Notification Chart; including meeting dates.

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 October 14, 2020 as written. Commissioner Bailik seconded the motion. By unanimous consent of all Commission members present, the minutes were approved as written. **Vote: Y - 6 N - 0**

SKETCH PLAN

Applicant: Good Night Investments, LLC
Location: 80 E. Olentangy Street
Zoning: (DB) Downtown Business District
Request: To review a sketch plan for a proposed private social club on a 0.464 acre site.

Chairman Emerick: We are looking at a sketch plan review for Good Night Investments, LLC for the property at 80 E. Olentangy Street, formally proposed as the Day Dream Inn. This is a new proposal for the same piece of property. We will now hear the presentation from the applicant.

Gretchen Bonasera, Good Night Investments, LLC – 4200 MacDuff Way, Dublin: We are in contract to buy 80 E. Olentangy Street. We wanted to get the ball rolling by meeting with you to share what we are doing and making sure our plans are in line with the City of Powell. We have enjoyed getting to know the city more over the last couple weeks and see all the renovations that have been done in the area. We are excited to be part of that team. As far as my presenting I do not have the agenda in front of me but do have our submission, which hopefully you all have in front of you.

Ms. Schellin: I will have Megan share my screen so I can pull up the proposal for everyone to see. Gretchen if you could run through the proposal that would be fantastic and I can just scroll through it as you are talking.

Ms. Bonasera: As I said we are in contract and wanting to get some preliminary approvals before we purchase the property because unlike the previous approval we want to start it right away. The proposal is for a private club, which there are others in Columbus but nothing of this sort in Powell and we think it would be a great fit as a way to supplement existing businesses already there. The club would create a program that is not just for drinkers but seekers of knowledge and people that are passionate about enjoying unique things in a beautiful setting. Part of what made this property enticing is the location in the downtown business district, but also not right in the heart of it, which plays perfectly into the exclusivity we are going for with our membership. I am not sure if the shopping center is considered part of the downtown district but really this is the first property that traffic heading west bound on 750 will see coming into the downtown area and we think it is going to be such a dramatic change. The previous plans approved for the Day Dream Inn have done a lot of the exterior work for us. As far as changing the parking grade, reading the previous notes from your meetings to make a better visual for cars approaching from the north on Grace Drive, I think lowering the grade creates that solution. If you look at the overlay on top of the previously approved proposal they had a much bigger footprint with their addition and we would be shrinking that back to add parking spaces and be able to utilize the beautiful outdoor space. Part of what drew us to this property is the ravine with an undeveloped piece of nature and the open green space to the west of the property that could be developed as gardens for an intimate outdoor space. The historic structure is wonderful, which I was really shocked to find, it is one of those properties I have driven by fifty times and never really noticed. Other than proper landscaping, dressing up the exterior paint and windows where need be we really want to preserve that structure "as is" design-wise. There will be some changes to the interior, but again the historic characteristics are great. The proposed addition would mimic that style as well with bringing in some modern elements of glass and steel though not exactly the same as the previous proposals you have seen, but in the same line of thinking from an esthetic viewpoint.

Chairman Emerick: Thank you Gretchen. Elise will you give us your staff report on the project.

Ms. Schellin: This property is located at 80 E. Olentangy Street and is on the northwest corner of the intersection of E. Olentangy Street and Grace Drive. You have seen this property before regarding the Day Dream Inn proposal that never came to fruition. Goodnight Investments is proposing a redevelopment of this property, which is 0.464 acres and the addition they are purposing would be about 1,750 square feet to the back of the existing building. The applicant intends to preserve and enhance the natural features of this site including the ravine, natural drainage course and trees. The entry access is proposed off of Grace Drive as far away from the intersection as possible and would lead to 14 parking spaces, which is more than was proposed for the Day Dream Inn. This new space will be a private social club named the Venery. It will serve unique wines and liquors in an intimate setting. This is all consistent with our Comprehensive Plan. It is right along a collector street and the main corridor in the city. It is primed for redevelopment and will help to bring people into our downtown area. Additionally, it is within our DORA limit, so if that continues into the next coming years I think it will definitely be a good eastern boundary for DORA in terms of alcohol establishments. One thing to keep in mind is this is in the downtown district overlay so it will need to go to the Historic Downtown Advisor Committee (HDAC) for a Certificate of Appropriateness, whenever this Commission deems that appropriate. We would like to comment that the applicant needs to keep in mind the existing environmental conditions. The topography is kind of severe in the rear with the Bartholomew Run and I believe there is a flood plan back there. Also, the traffic conditions and safety with the intersection. Overall, staff believes that this should move forward to a Preliminary Plan review and HDAC review as soon as more details are developed.

Chairman Emerick: Thank you Elise. We will turn to the commission members at this point for their comments.

Commissioner Simpson: We have seen the general plan before and this is just a Sketch Plan review but I would be interested in seeing it move forward. My big concern with the past proposal was the entrance on Grace Drive with what is happening across the street and making sure that it all coordinates well. Obviously from a City of Powell standpoint having a business there is going to be more productive than a private residence. Again, I am just concerned from a safety point and I am not sure sidewalk wise what we would need there, but I think it looks good from a Sketch Plan point of view.

Commissioner Cooper: I agree with Shawn and I think it is an interesting use. There are only 14 parking spaces so I am guessing you do not expect many people there at one time. The only concern I have is for the traffic with the ingress/egress to the property because the intersection can get busy at times. Other than that I would like to see it go to the next step.

Commissioner Hartranft: Thank you for presenting tonight, I appreciate it. Is there going to be a kitchen or food preparation area? Can you talk about what the setup is going to be inside the facility?

Ms. Bonasera: The west half of the house will stay intact as two private dens and the east half of the interior will become more of an open area. We are hunting for a historic bar from an architectural salvage to put in there.

The basement has almost 7' foot ceilings so we are able to create a wine cellar that then extends into a full above grade lower level and then the main level would continue back, which feels more like a second story. Because of that we are able to have an entrance into the lower level space with elevator access. To make it accessible in the front with ramps would not have the design we are looking for so the main entrance would be at Grace Drive. We would maintain the front entrance as a private entrance and add another private entrance on either side. As far as the kitchen goes we are planning to do a prep kitchen, basically an on-site event kitchen. My other business is The Food Smiths Catering here in Dublin and we already have commercial kitchen facilities just 10 minutes away. The only thing we would be doing there on site is events such as intimate dinners that would be catered as if we were going to an offsite facility. So to answer your question, yes there would be a kitchen but no it would not have the type of exhaust hood that requires an ansul system.

Commissioner Hartranft: I think it will be a neat use of this space and I am excited about the new opportunity to develop this site. I look forward to hearing and seeing more plans.

Commissioner Bailik: Thank you for coming to talk about the project. What is going to be your maximum occupant load?

Ms. Bonasera: We do not have exact numbers hashed out yet. It is limited somewhat by the space and the parking. We are going to have to get some type of parking worked out with one or more of the neighbors. If everyone drove separate, with only 14 parking spaces that would only be 14 people. We of course do not want to put a burden on the public parking, which there is not really public parking close to this side of downtown. Our max idea capacity is 20 to 40 people.

Commissioner Bailik: So that is 40 people max within the facility? Does that include staff? I am just trying to get an idea of what the 14 spaces mean when trying to accommodate people in general.

Ms. Bonasera: My architect Sarah is with us and may have to pitch in on that question. I apologize I do not have that information in front of me.

Commissioner Bailik: It is not critical, I am just throwing out questions we might have going forward.

Ms. Schellin: I can also add that I did look into the parking requirements for a private club in the downtown area and I believe you need 1 parking spot for each group of 10 members, so 14 parking spots would be 140 members. I can double check that number, but I believe that was it.

Commissioner Bailik: Since it is a private club, what are your expected business hours? Are there going to be set hours of operation or is it going to extend beyond a typical restaurant or bar?

Ms. Bonasera: It would be limited hours, if any, on Monday and Tuesday. I do not see business going beyond 10 p.m. and we are not seeking to be open at odd hours of the day. We would not officially open until 4 p.m. most days, however, as a bonus to our members they would have access as a meeting space. One of the first things Elise and Megan asked was if there would be a gathering space available to the City. We would want one of the big open spaces to accommodate up to 40 people for gatherings only, not on a regular basis and that may have to involve valet parking with the shopping center next door. I believe Gene, the previous owner with the Day Dream Inn plan, actually had something worked out with them for that type of circumstance.

Commissioner Bailik: Thank you and when I talk occupant load I am typically looking at it from a safety standpoint. How many exits do you need and how can you accommodate accessibility from that standpoint. It sounds like an awesome opportunity for the City of Powell to have a meeting space that you can rent out. I think that is fantastic, especially with that type of aura.

Commissioner Little: I too appreciate you bringing forward the proposal. I do not know if our code specifically calls out social clubs but I would make the connection that this would be no different than perhaps a private country club so I think I can make that leap if it needs to be made. Regarding the parking you are talking about a piece of property that is within the Historic District that gives Planning & Zoning (PZ) some discretionary ability to judge what level of parking is appropriate, however, I think we have to make sure that everything that we do is actually sustainable and functional. I would look for some type of parking arrangements most likely with the shopping center, which has an overabundance of parking, much more than they would ever need or have ever come close to using. I think that is going to be critical. You have some neighbors in the area that are particularly concerned about the parking and rightly so. I think that will be something we will have to understand. I appreciate the structure, it is really kind of a diamond that is hiding behind a bunch of landscaping and several old coats of paint. There is actually some history with the house and community so it is good to hear you recognize that and want to improve that and sustain the intent of the architecture.

I think it is a good use and I think we will have to cross the parking issue but I look forward to your submission of a Preliminary Plan.

Ms. Bonasera: I think one of the key pieces of the parking issue is the time of day of the use. The business immediately surrounding us are for the most part 9 to 5 and our peak hours would be the opposite of that time frame. Hopefully we can work together in sharing those spaces and I hope my neighboring business can be members as well. Of course, as we have said, there may have that valet opportunity for the big parking lot just to the east.

Commissioner Little: Yes, I think you will find as this goes forward there will be concerns raised about parking in the area so kind of as a heads up I think it is important to recognize that and make some type of preparation for that but I look forward to it.

Chairman Emerick: I would concur with Bill's comments on the parking and obviously the traffic situation coming out so close to the intersection of Olentangy Street and Grace Drive is always a concern but I think these are all problems that you can work around and come up with some creative solutions. How would you describe your typical member?

Ms. Bonasera: You may have to talk with my marketing team on that but I am seeing 9 faces in front of me that would be my typical member. Like I said in the beginning it will be people that are not just there to drink the most expensive alcohol, but actually to learn about what we are doing. That is where my passion lies as a chef and it is an experience that is best enjoyed with others is how I see it. Everybody taste something different when they are sipping on something and it is fun to hear everyone's perspective, learn together and celebrate it.

Commissioner Cooper: Gretchen just out of curiosity do you have any idea what a membership costs?

Ms. Bonasera: We are still working on nailing that down.

Chairman Emerick: I think that the consensus is that we look forward to seeing what you can develop and bring back to us to take a further look at it.

Ms. Bonasera: Are you asking we meet back at P&Z before getting potential approval to move forward to the Certificate of Appropriateness from HDAC?

Chairman Emerick: At this point, yes.

Ms. Bonasera: Since time is of the essence with the contract phase of the property, is it possible to overlap those submissions where the next meeting with P&Z happens after the submission deadline for the HDAC meeting after that?

Chairman Emerick: Elise what does the schedule look like, does HDAC meet as needed?

Ms. Schellin: HDAC does meet as needed but we have a place holder date on the third Thursday of each month and the December HDAC meeting is planned for December 17th with the next Planning & Zoning meeting on December 9th.

Ms. Bonasera: So the submission deadline for December 17th HDAC meeting falls before the December 9th P&Z meeting?

Ms. Schellin: Yes, the HDAC submittal deadline would be December 1st and the P&Z meeting is December 9th. You would have 8 days and the Planning & Zoning submittal deadline is November 24th.

Ms. Bonasera: Can I go ahead and submit to HDAC before getting the next approval from P&Z or do I have to wait for something to be approved for me to submit to HDAC?

Ms. Schellin: Don do you have an opinion on whether it would need to have P& Z approval for the Preliminary Plan before it goes to the HDAC?

Chairman Emerick: I don't think anybody on the P&Z Commission would complain about having feedback from HDAC prior to us approving the Preliminary Plan.

Commissioner Little: I think you could try to work both in a parallel manner.

Commissioner Simpson: I think you run them concurrently.

Ms. Bonasera: Thank you very much and I really enjoy seeing the progressive thinking of this group.

Ms. Schellin: Gretchen, you and I can discuss the meeting submittal deadlines to make sure we are all on the same page.

Chairman Emerick: Thank you very much again Gretchen and we look forward to you coming back.

OTHER COMMISSION BUSINESS

Commissioner Emerick: The next scheduled meeting is December 9, 2020.

ADJOURNMENT

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

DATE MINUTES APPROVED:

Donald Emerick 12/14/20
Donald Emerick
Chairman Date

Pam Friend 12/14/2020
Pam Friend
Planning & Zoning Clerk Date

