



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

Shawn Boysko

Ed Cooper

Shaun Simpson

Elizabeth Bailik

## MEETING MINUTES October 14, 2020

Chairman Donald Emerick called a meeting of the Powell Planning & Zoning Commission to order on Wednesday, October 14, 2020 at 7:01 p.m. Commissioners present included Elizabeth Bailik, Ed Cooper, Donald Emerick and Trent Hartranft. Also, present were Elise Schellin - Development Planner, Pam Friend - Planning & Zoning Clerk and interested parties. Commissioners Bill Little, Shawn Boysko and Shaun Simpson were absent.

### STAFF ITEMS

Elise Schellin asked that she and Karen Mitchell be included in all email notifications from commission members to the Planning & Zoning Clerk. She reminded commission members of the Planning & Zoning Clerk's schedule, noting that she is in the office Wednesday, Thursday and Friday.

### 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 September 9, 2020. Commissioner Bailik seconded the motion. By unanimous consent of all Commission members present, the minutes were approved as written.

**Vote: Y - 4 N - 0 Commissioners Little, Boysko and Simpson (Absent)**

### SKETCH PLAN

Applicant: Randall Woodings  
Location: 147 W. Olentangy Street  
Existing Zoning: (DB) Downtown Business District  
Request: To review possible alterations to the Dr. Campbell House and site for future use.

Chairman Emerick: Randall Woodings would you like to present your plan for the property at 147 W. Olentangy Street.

Randall A. Woodings A.I.A., Kontogiannis & Associates: The developers and I began talking about the Dr. Campbell house in early August. I think the first day we went out there was Rocky's last day and I was unaware that David had retired two weeks earlier. Previously, I have done projects here in Powell. We are here mainly tonight to listen to the Planning Commission comments and that is why we have just a sketch plan. As we looked at this building, we realized it is pretty much a gut-rehab because everything inside is ripped out. There were some plans by the apartment builder to use it as a resident manager or community house but that did not go forward. It has some grade problems on the front porch where you have to jump up to get to the first step. What we have been talking about is possibly doing a retail, commercial or restaurant. We have even thought about tearing off the old addition and putting a larger one on with roof top garden for dining. We are also talking with the neighbor in terms of the Milano Florist property to see if that might be for sale. Now, the one thing we do want to do is keep it yellow with the white trim. We want to keep it the "Dr. Campbell - Yellow House" that you see from the street and then we will modify on the back so that anything we do with the building will be tied into the current architectural details. The elevation in the sketch plan is just a basic judicial sketch. We really do not have anything to design because we have not decided what our final options would be or what we are going to do. Given this information, the sketch plan and your knowledge of the property we would like to hear the Commissioner's observations on what you would like to see happen.

Chairman Emerick: Thank you. Elise would you give us the staff report on the plan.

Ms. Schellin: This property is the Dr. Campbell house located at 147 W. Olentangy Street and was previously included with the approved Final Development Plan for Powell Crossing, which is the mixed-use development just west of the property. I believe the plan was for the house to be a leasing office for the developments apartments. They pulled permits and gutted it, but none of the renovations actually took place and the outside has also taken a toll over the last couple of years from being vacant. Overall, the City is excited to see some sort of new use come in to that building. It is a historic home so it will have to go to HDAC for a Certificate of Appropriateness and make sure that it follows in the historic guidelines for the architecture.

Mr. Woodings: I have talked with Kevin Moran from the building department and he was happy to see something happen to the property. Obviously, we would go through and make everything code appropriate. I have talked to the law director and I have talked to Larry Coolidge because I wanted to confer with the historical committee. He was quite happy with the future use of what might go in there and glad to see somebody has interest in the building. I just want to confer with everybody because I realize that it is a very topical building at least to the Powell area. I was somewhat surprised to find out the Milano Florist building used to be the back part of the house. I hear that the doctor himself saw cut the building apart from his home and then they moved it over to that site with horses.

Kevin Sullivan, Shyft Collective: Steve Reynolds is unable to be here tonight so I am here representing Shyft. Our comments fall very much in line with staff comments. We are happy to see someone take on the project. We like the fact they are proposing to keep the original street facing façade and the original building on the front. Our review will really kick in at the next level as we start to look at the historic details that Randall has already mentioned. The only real concern that we see is the previous approval had approved the parking. They are proposing to take a few parking spaces out with retail or restaurant use so I think that is something we would want to look at more closely at the next level. There are also pad-mounted utilities located inside the proposed addition, so we would want to look at the relocation and screening of there. In addition, if we are looking at putting in another dumpster enclosure or if there is an agreement with the larger development property regarding the trash? Again, we are happy someone is taking on the project. We are excited to see where it goes.

Chairman Emerick: We will now open for public comment. Hearing no comments, we will close the public comment session.

Commissioner Hartranft: Thank you for coming tonight. This is a unique house as we all know and it is sort of a landmark for the City of Powell so I am excited that there is an opportunity to make it into something such as a restaurant, retail stores or office space giving it a second use so to speak. I think the detail and keeping the front structure is going to be of key importance because everyone knows the house and the way it looks from the front. I think adding on to the back is a great idea. You are going to need it, particularly if you put a restaurant in because I do not think it is big enough for a large kitchen, so it is definitely going to take some imagination to tie all of that together. I have always loved the house and it is sad when driving by to see the shape it is in now. It has always been something you look forward to seeing when driving through the downtown area. If there is a way to keep the historical structure and tie it in to today's uses then I think it is a great opportunity.

Commissioner Cooper: I look forward to something happening there. Actually, my office was in that building twenty years ago, so I understand why they gutted it. We had the opportunity to buy it and declined politely. I like what you are planning here. I think the doctor built that house onto his house for his daughter that got married and that must not have worked out so well and he sawed it off and hauled it away. I think replacing that back addition is a great idea and I agree with Trent that there is not even enough room for a little kitchen. Obviously, you will have to go through the Historic Downtown Advisor Committee formally to get their comments. They are strict, but I am sure you are up for the challenge. You are already aware of the grading problems and parking. I do not have anything else to add except good luck and I look forward to seeing the next level.

Commissioner Bailik: From a fire safety aspect, are you concerned with the setbacks from the current property line? If there were a fire, it seems there is not a lot of room between the buildings. Since the buildings are so close together, the concern for a possible fire destroying both properties seems high.

Mr. Woodings: The brand new buildings look like they do not have any windows on the sides and on the building code you have to be a certain feet away from the property line. It looks like they have to meet that requirement. We will meet the partial requirement but based on what we do, we will have to have a sprinkler system anyway. Those things that I have talked to Kevin Moran about were occupancy, fire protection, etc. If you look at the site plan, we are going to have our handicap access off the porch area and would like to add extra porch area that will match the existing porch for outside eating areas. The building next door has no windows or perforations whatsoever, so they probably have met the intent and code required.

Commissioner Bailik: The wraparound porch is a very cool idea, is it going to be covered? Will it be part of the fire area?

Mr. Woodings: I would imagine we would use the same type of railing or upgrade the railing so that it all ties together, but I do not intend to add a roof to it right now. We have not really talked about it other than wanting to have a wraparound porch so that we could have an outdoor eating area that people could see from the street and still show the emphasis that we have on the existing structure.

Commissioner Bailik: As far as the stairs go, they do kind of look awkward, so have you looked at maybe moving the stairs to another location?

Mr. Woodings: Because of the grading, we may have to do a scissor stair or something to get code-worthy steps going into the building. I hesitate to change it too much because I do not want to change the look, but we have some big grading problems that we have to fix. I want to make sure those architectural and code standards are not destroying the look of the building. There will probably be something different there in some aspect.

Commissioner Bailik: As far as the parking goes, I would encourage making sure that we also have accessible parking. The current addition is purposed to take out parking and the accessible ramp is accessed at the back so maybe there is some way to provide parallel parking along the back for van parking spots so that it is actually helpful to someone that needs assistance so that they can park close. People in Powell love the restaurants and outdoor eating so I think it is a very cool concept. My other comment would be are you planning to put apartments on the second or third floor?

Mr. Woodings: There will be two floors for sure and if it becomes a restaurant, we have talked about having the third floor garden area. We have to tie that into the architecture correctly so that it picks up some of the detailing of the railing where people could sit and maybe a roof over the central serving area. The goal here is to do it nicely, tie it to the building correctly, so that when it is done it looks like it was always that way.

Commissioner Bailik: Is the roof garden going to be a functioning roof garden so that you are mitigating storm water runoff?

Mr. Woodings: No, when I say roof garden I mean a place for people to eat or drink.

Commissioner Hartranft: You mentioned earlier the Milano property might be something that you are looking at so is this an either or project? If the Milano property were available, you would not move forward with the Campbell house.

Mr. Woodings: The Milano property is completely independent from what we are doing with this property. At a later date if that property comes into play there may be some type of relationships that we do architecturally or planning-wise but it is not A or B or just B, it is just something that has come up. I have known Pat Carter for 30 years; his son and my son went to school together. While we were looking at the Campbell house, we looked over at that property and wondered if maybe they would like to sell it. I called Pat and introduced him to Joe so they have had some discussion and those discussions are ongoing.

Commissioner Hartranft: Thank you.

Chairman Emerick: Obviously, there are going to be a number of things we are going to be looking at with this project including what was in the staff report, what Kevin Moran mentioned and what you have heard here tonight as far as parking, landscaping, streetlights, etc. If you are able to get the Milano property that may offer opportunity to do some creative things with the parking. I think everyone is excited about seeing the building proceed with the right architecture. As Ed mentioned you will have to go before the Historic Downtown Advisor Committee for a review and we would probably do that before we take a final look at it as well because we like to rely upon their input. Again, everyone is excited about seeing something positive happen with the property so we are looking forward to what you are able to work out.

Mr. Woodings: Thank you we appreciate your time.

## **OTHER COMMISSION BUSINESS**

Commissioner Emerick: The next scheduled meeting is November 11, 2020.

**ADJOURNMENT**

**MOTION:** Chairman Emerick moved at 7:26 p.m. to adjourn the meeting. By unanimous consent, the meeting adjourned.

DATE MINUTES APPROVED:

*Donald Emerick* *12/14/2020* *Pam Friend* *12/14/2020*  
Donald Emerick Date Pam Friend Date  
Chairman Planning & Zoning Clerk

