



Historical Downtown Advisory Commission
Tom Coffey, Chairman
Larry Coolidge, Vice Chairman
Brad Coomes Deb Howell Erin Wesson

MEETING MINUTES

February 18, 2021

CALL TO ORDER/ROLL CALL

Chairman Tom Coffey called a meeting of the Historic Downtown Advisory Commission to order on Thursday, February 18, 2021 at 6:30 p.m. via Zoom. Commissioners present included Erin Wesson and Brad Coomes. Commissioners Deb Howell and Larry Coolidge were absent. Also, present were Jeff Tyler – Community Development Director, Claudia Husak – Director of Planning, Elise Schellin – Development Planner, Karen Mitchell – City Clerk, Pam Friend – Planning & Zoning Clerk, Steve Reynolds – Shyft Collective and interested parties.

Note: Larry Coolidge arrived near the end of the meeting.

SWEARING IN OF NEW COMMITTEE MEMBERS

Karen Mitchell, City Clerk swore in new member Brad Coomes and reappointed member Erin Wesson.

APPROVAL OF MINUTES (November 14, 2019)

Motion: Chairman Coffey moved to approve the minutes of November 14, 2019. Commissioner Wesson seconded the motion. By unanimous consent of the Commission members present, the minutes approved as written.

INTRODUCTION OF NEW STAFF

Jeff Tyler introduced the staff present including new staff to the City of Powell.

CERTIFICATE OF APPROPRIATENESS

Applicant: Huli Huli – Dustin Sun, Owner
Location: 26 W. Olentangy Street
Existing Zoning: (DB) Downtown Business District
Request: To review a proposal for patio improvements at the rear of an existing building pursuant to Zoning Code Section 1143.18(j).

This application is a request for input and feedback back from HDAC to the Planning & Zoning Commission for a Certificate of Appropriateness for the conversion of a temporary outdoor patio to a permanent patio as a part of an existing restaurant and bar.

APPLICANT PRESENTATION

Greg Bertison, CCS Construction: Dustin came to us with a proposal to add a canopy to the back of the building. We have had several meetings with Steve Reynolds, Shyft Collective, City of Powell Staff and the Chamber to try to adapt this to how it should blend in and be part of the Historical District. It is a canopy with an outdoor bar and seating area using a lot of the features and qualities from inside the restaurant.

Dustin Sun, Huli Huli: We just want to make sure we follow the guidelines for the Historical District. It was a long process to get the original plan approved and we are trying to have the addition be similar to the front because with the Keep Powell Moving initiative perhaps in the future the back could be a front entrance.

Mr. Bertison: As you can see on the drawing, we have tried to take the existing rooflines and mimic those as best we can to a smooth transition to an outdoor canopy.

Paul Butler, CCS Construction: As Greg pointed out we have made several renditions and worked with staff, Steve specifically, to step that down so it is more proportionate to scale. Making the back of the building somewhat smaller and following the guidelines set forth by HDAC. We appreciate all the time from staff and input from Steve Reynolds providing comments.

Chairman Coffey: Is this a three-season space? Is there going to be heat?

Mr. Butler: Correct there are radiant heaters in the ceiling, accessory heat to get you through October, but certainly not to provide heat for the wintertime.

Mr. Bertison: As Paul said we have tried to incorporate everyone's comments, met with Jeff and Elise. Steve met us on site, which was helpful. We continue to grow the plan so that it matches up and becomes a good part of the Historic District.

Chairman Coffey: Can you talk about the materials for the project?

Mr. Bertison: We are going to transition much of the look inside to the outside using the bamboo finishes. The bar will be somewhat modified with a concrete bar top. The festoon lighting will go across the open area of the patio and inside there will be pendant lights. Any part that is attaching to the existing structure will have matching materials and colors. The standing seam metal roof previously approved through HDAC guidelines.

Commissioner Coomes: The pendant lights are all underneath the roof covering, correct.

Mr. Bertison: Yes, that is correct.

STAFF REPORT

Ms. Schellin presented the staff report.

Steve Reynolds – Architectural Advisor – City of Powell: The applicant has taken quite a bit of time to make changes to their previous submission so I will just provide some context for what they have put together. As far as the massing of the roof and canopy, it is a unique roof structure so what they have done is stepped the scale down slightly but mimicked the existing rooflines so that they align with the aesthetic. Regarding the materiality, what they have presented here today is in line with the downtown guidelines and tying in with the existing building. One advantage with the addition they are essentially hiding the condensing units and exterior cooler with that new enclosure that will house the TV and/or outdoor beverage area.

HEARING OF VISITORS

Chairman Coffey opened the floor for public comment. Hearing no public comments, Chairman Coffey closed the public comment session.

Commissioner Coomes: I do not see any issues with it at all. It seems in line with the downtown district aesthetically. I think it will be good for the business owner and community. I think we should advance to move this forward.

Commissioner Wesson: I would agree with Brad, it looks very much in line and staff has reviewed it. I think it is good that they have been through a few iterations to get them where they are today. I would agree to move forward as well.

Chairman Coffey: I think it is a nice solution. It covers up some eyesores at the back of the building. I love the fact that they are able to duplicate that odd roof shape. This looks like it is part of the building; it does not look like an addition, which is what it always wants to be. I wanted to ask if it is going to be DORA friendly.

Mr. Sun: DORA actually expanded back to the carryout property. It will definitely be DORA friendly where people can order from the back.

Chairman Coffey: I want to see the materials and theme continued to this area, but I guess one of the things I have concerns about is the lights being too bright or obtrusive. I want to caution you not to make it too much light for the atmosphere.

Mr. Sun: We will probably look at different colored LED lights, but they will have dimmers so we can adjust the lights down.

Chairman Coffey: I am assuming the gutters and downspouts will be the half round to match the existing.

Mr. Bertison: The gutters and downspouts will match existing.

Chairman Coffey: As long as everything matches, I think we are good. The exterior along W. Olentangy is beautiful and you are kind of making this a two-sided building that is going to look great.

Mr. Butler: Staff was extremely helpful, especially Steve, Elise and Jeff. They made themselves available for phone calls and on-site meetings. I think the product looks a lot better than what we started with so hats off to staff for all their assistance.

Chairman Coffey: That is great to hear and I appreciate our Commission having some input on the project. Dustin we wish you luck and it is nice to see you expanding in these trying times.

Commissioner Coomes: This is my first meeting but it seems like the City staff has really come through and assisted to get this project to where it is an easy decision and ready to move forward.

Chairman Coffey: I know Dustin would like to get started on the project as soon as possible. I know we were another clog in your timing and it has to go back to P&Z.

Mr. Butler: Is it possible to submit our full construction documents for plan review since that is 30-days?

Mr. Tyler: I do not have a problem with submitting at this point but you have to understand that we cannot issue any approvals until such time we get through the Planning Commission.

OTHER COMMISSION BUSINESS

Claudia Husak gave a presentation on internal organization changes.

ADJOURNMENT

Chairman Coffey moved to adjourn the meeting. With unanimous consent, the meeting adjourned at 7:30 p.m.

DATE MINUTES APPROVED:

Tom Coffey
Chairman

Date

5-4-2021

Pam Friend

Planning & Zoning Clerk

Date

5-4-2021

