



**MINUTES**

**DEVELOPMENT COMMITTEE**

Village Green Municipal Building  
Council Chambers  
47 Hall Street  
**June 1, 2021**  
**6:00 p.m.**

The meeting began at 6:01 p.m. Those present included:

**Committee Members:** Brian Lorenz, Chairman; Heather Karr & Melissa Riggins (late), Councilmembers; Andrew White, City Manager; Jeffrey Tyler, Community Development Director; Claudia Husak, Planning Director; Shawn Boysko, P&Z Representative; and Donald J. DePalma & David Lester, Citizen Representatives.

**Staff/Others:** Megan Canavan, Assistant City Manager; Karen J. Mitchell, City Clerk; Elise Schellin, Development Planner; and other interested parties.

**Approval of the Minutes:** The minutes of May 5, 2021 were approved as written.

**Today's Business:**

- a. **8 N Liberty Parking Agreement Review:** Jeff emphasized that this review was for the parking agreement not the parking plan that was reviewed by P&Z. Jeff explained the historical process of this matter through P&Z. This agreement that is before the Committee tonight is to look at how the applicant will fulfill the parking requirements that were set forth in the P&Z approval on April 14, 2021. The applicant was unable to get the parking spaces he needed through surrounding businesses. He has now come back to the City to establish an agreement for 12 parking spaces at the 44 N. Liberty St. address. Jeff went over the details of the proposed agreement.

Vince Margello, 1900 W. Powell Road was called to speak. He is not in favor of the parking agreement due to the low number of parking spots available and because he believes that this restaurant is high use and requires more parking spaces.

Ron Sabatino, 3895 Stoneridge Lane, Dublin was called to speak. He believes that \$400 for 12 spots per month is a giveaway.

**ACTION PLAN:** This matter was met with mixed reviews, but will be heard later tonight at Council for a first reading with Ordinance 2021-18.

- b. **TowerCo Deed Restriction at Arbor Ridge Park Review:** Jeff reviewed the history of the TowerCo project which has been ongoing since 2016. Jeff felt the best approach in moving forward on this matter is to split up the issues to the appropriate committees for portions of this agreement and those committees would then make recommendations to Council. Tonight he asks this Committee to look at Section 2, Use, and the provisions that talk about waiving the deed restriction, and in particular, to move it from this parcel to another parcel that would be deeded to the City that could meet the Ohio Department of Natural Resources' requirements. The issue is whether or not this action really serves a public purpose. He will take the financial portion to Finance Committee next week for their review. Hopefully, by the time it gets to Council, the agreement should be vetted with recommendations or revisions/amendments that will meet the public's needs, the City's needs, the Developer's needs, and then set the policy decision as to the appropriate use. In other words, is it proper to remove deed restriction off of Arbor Ridge Park to allow a tower to be built at that location? If so, is the land at Seldom Seen Park the appropriate land to move that deed restriction to in order to allow this transaction to take place?

Jason Woodward, TowerCo., 5000 Valley Stone Dr., Carey, NC was called to speak. He explained that it was their intention to move forward as planned because Verizon is looking to anchor this site with additional carriers that are hoping to co-locate on this tower for additional coverage in the City of Powell. Nothing has changed since he appeared in front of the Committee last time other than the deed restriction and making sure that the Committee understood exactly what that entailed. Jason wants to remove the deed restriction from that 45 by 75

lease area turn around and exchange it for another parcel across town that would then carry those deed restrictions to that 4.6 acre parcel. TowerCo will deed that parcel to the City in exchange for some financial recognition.

Mr. Sabatino was called to speak. He is selling his property to TowerCo. For many years, Steve Lutz (former City Manager) or Dave Betz (former Development Director) phoned him to buy this piece of land because they wanted to develop it into some sort of park-like setting, but they would never pay enough money. This is an opportunity to get it for free for the City and to serve the needs of the residents with proper cell phone service.

Tracy O'Neill, 239 Weatherburn Dr. was called to speak. She said she recognized that technology is good for business, but the park is not in the business district or commercial zone. She feels like the questions are being asked in the reverse order. You are asking this Committee if the deed restriction is valid. She thinks we should go back to asking if we want to put the tower in the park, what is the financial benefit of doing so, then asking about the deed restriction and if the land swap even makes sense. Mr. Sabatino has been unable to sell that property because there is already a building restriction on it. She doesn't think it makes since to even talk about swapping for land that cannot even be built on.

Claudia talked about the zoning process. The execution of the lease agreement would stay with Council at all times. The tower would be a conditional use review at the Board of Zoning Appeals with notification to the public.

**ACTION PLAN:** This will go to Finance Committee next week to discuss the lease terms.

- c. Wellness Center Update: Andy introduced the Integrated Wellness team of John Paro, James Ellis, Kevin Belt, Dennis Burnside, who all joined the meeting via Zoom.

James Ellis gave a detailed update about the overview that has been completed to date on the feasibility study and some of the high level findings.

The market study has been completed and the stakeholder interviews of about 30 people as a part of that process. They have also completed the competitive analysis for the market, site visits and recommended programming for the facility. They have done initial development on the development costs and operational proformas. They hope to have a finalized study over the next few weeks and will provide the draft of the study to Andy to review and to offer comments before finalization.

Mr. Ellis explained that the household density/income is sufficient to support about a 30,000 square foot fitness and wellness component to this project. The balance of space would depend on the tenant partners that can be drawn into a facility like this. Clinical partner interest has been expressed by both Ohio State Wexner Medical Center as well as Ohio Health.

The site location has been narrowed down to two sites, but have particularly been focused on the City Hall site.

**ACTION PLAN:** Integrated Wellness will have the draft of the study to Andy by June 21<sup>st</sup> for review and to provide comments, and hope to have it finalized and ready for distribution by June 28<sup>th</sup>.

- d. Pandemic Parking Lot Outdoor Patios Discussion: Due to lack of time, this matter was not addressed.

**Adjournment** - Having no further business to come before the Committee, the meeting was adjourned at 7:27 p.m. The next meeting will be July 6, 2021.