



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

Shawn Boysko

Ed Cooper

Shaun Simpson

Elizabeth Bailik

## MEETING MINUTES June 9, 2021

Chairman Don Emerick called a meeting of the Powell Planning & Zoning Commission to order on Wednesday, June 9, 2021 at 7:00 p.m. Commissioners present included Elizabeth Bailik, Ed Cooper, Trent Hartranft, Shaun Simpson and Don Emerick. Shawn Boysko and Bill Little were absent. Also present were Claudia Husak, Planning Director; Elise Schellin, Development Planner; Karen J. Mitchell, City Clerk; and interested parties.

### APPROVAL OF MINUTES – May 12, 2021

MOTION: Commissioner Cooper moved to approve the minutes of May 12, 2021. Commissioner Simpson seconded the motion.

VOTE: Y-5 N-0 (Boysko, Little absent)

### – May 26, 2021

MOTION: Commissioner Cooper moved to approve the minutes of May 26, 2021. Commissioner Bailik seconded the motion.

VOTE: Y-5 N-0 (Boysko, Little absent)

### HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

Chairman Emerick opened the matter up for public comments for items not on the agenda. Hearing none, Chairman Emerick closed the public comment session.

### PLAT REVIEW (Case 2021-26\_FP)

Applicant: 3 Pillar Carriage Farms, LLC  
Location: 2630 Carriage Road  
Zoning: PR – Planned Residence District  
Request: Review and recommendation of approval to City Council of a Final Plat for the Carriage Farms development.

Kevin Kershner, PE, Kimley-Horn & Associates, Inc., 7965 N. High St., Columbus, Applicant: This project's Final Development Plan was approved by Council about this time last year. Since then, we have proceeded with our final design. We feel like we are in compliance with the Final Development Plan. From talking with them on the telephone, I believe we received full approval from the Engineering staff, so we are starting the platting process. We are anxious to get started on construction this year. I think the intent is to try to get this paved and start home construction this fall.

There are a couple items on Staff Recommendation on the report that I can address. We have worked with Chris Huber, City Engineer, and his staff. We think we have added the adequate right-of-way at the intersection if a roundabout is chosen for that intersection. I know there has been a lot of discussion about it. I do not know if anyone really fully understands what the right answer is for that. He did ask us and we have complied based on a preliminary layout that someone from the County Engineer's Office had provided. With regard to any additional easement notes, we will be in compliance with Staff as well as any additional comments they may have. We have received addresses from City Staff as well.

Elise Schellin, Development Planner, presented the Staff Report ([Exhibit 1](#)). Staff recommends approval of the final plat to City Council with two conditions as outlined in the report.

Chairman Emerick opened the matter up for public comments. Hearing none, Chairman Emerick closed the public comment session and opened the floor for comments and questions from the Commission.

MOTION: Commissioner Cooper moved to approve the final plat to City Council for Carriage Farms, as represented by 3 Pillar Carriage Farms, LLC, located at 2630 Carriage Road, subject to the following conditions:

1. That the City Engineer have final approval over additional or amended notes, easements, rights-of-way, lot numbers, addresses, street names, and any other technical adjustments the City Engineer determines is protective to the City and its residents; included but not limited to notes and technical adjustments on the plat document; and
2. That the right-of-way be reserved on this plat for the future of any roundabout that would be designed by the County Engineer, subject to approval by the City Engineer.

Commissioner Bailik seconded the motion.

VOTE: Y-5 N-0 (Boysko, Little absent)

### OTHER BUSINESS

Ms. Husak: I wanted to bring up Mr. Boysko's suggestion about this type of matter that we had tonight being an administrative approval. We would love to do that, but it is not within the subdivision regulations. Maybe it is something we could take a look at in the future. Typically the whole plat does require a motion by the Planning Commission to go forward to Council.

We did a training with our Law Director's staff with the Board of Zoning Appeals last week which went well. They expressed appreciation for having it. We would like to do that here as soon as we can all be together. At that point, we would also like to take a picture of the Commission for our website.

The other thing we did with HDAC first, and then brought up to BZA, is making a meeting procedural change to allow the Staff Report to be presented first. We feel this would improve the flow of the meeting and cut out some redundancy. The meeting order is not codified in the Code or Charter, so it could be something this body could do as an action of the Commission. Perhaps we can start with this as a first step in formalizing the Commission's responsibilities and duties.

The Commissioners expressed being open to making that change.

Commissioner Simpson: Can you explain how the order of items brought before the Commission is decided?

Ms. Husak: Generally it is on a first filed basis. The Chair ought to have the ability to change the order of the agenda at the beginning of the meeting. We could also establish a consent agenda like Council has that does not require a detailed review. This would save time.

Chairman Emerick confirmed that in the past the Commission has been open to moving items around on the agenda to accommodate those applicants to go first with items that would be quick to get through.

Ms. Husak: There will not be another meeting in June. The next regular meeting is July 14<sup>th</sup>.

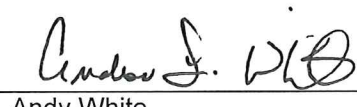
After our last meeting with Christian Brothers and as a result of some of the questions that came up there, we did find a 2000 Ordinance that had a development plan that included the Murphy Parkway area and one of the prohibited uses was automotive. We contacted the Applicant to let them know.

### ADJOURNMENT

By unanimous consent of all the Commissioners, the meeting adjourned at 7:24 p.m.

DATE MINUTES APPROVED:

 10/14/2021  
Donald Emerick  
Chairman  
DATE

 10/14/2021  
Andy White  
City Manager  
DATE