



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

Shawn Boysko

Ed Cooper

Shaun Simpson

Elizabeth Bailik

MEETING MINUTES September 15, 2021

Chairman Don Emerick called a meeting of the Powell Planning & Zoning Commission to order on Wednesday, September 15, 2021 at 7:00 p.m. Commissioners present included Don Emerick, Bill Little, Shawn Boysko, Elizabeth Bailik, Ed Cooper, Trent Hartranft and Shaun Simpson. Also present were Jeff Tyler, Assistant City Manager/Development Director; Claudia Husak, Planning Director; Elise Schellin, Development Planner; Steve Reynolds, Architectural Advisor and interested parties.

APPROVAL OF MINUTES

MOTION: Commissioner Cooper moved to approve the minutes of August 11, 2021 with a correction at the Hearing of Visitors section. Don Emerick was not at the meeting, so this should be Bill Little. Commissioner Little seconded the motion.

VOTE: Y-5 N-0 Abstain – 1 (Shaun Simpson)

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.

SKETCH PLAN REVIEW (Case 2021-34_SP Ivybrook Academy)

Applicant: Civil & Environmental Consultants, Inc. – Brian Burkhart
Location: Bunker Lane and Sawmill Drive
Zoning: PC – Planned Commercial District
Request: Review of a Sketch Plan for a proposed daycare center on a ±2.25 acre site.

Brian Burkhart, Civil & Environmental Consultants, Inc., 250 W. Old Wilson Bridge Road, Suite 250, Worthington
Applicant presentation for property located at the corner of Bunker Lane and Sawmill Drive. They are here to get the Commission's feedback on the development. They are looking to split the site into two parcels with the north portion being the Ivybrook Academy fronting Sawmill Drive and the southern portion being a proposed retail site, which at this time they have no end user. All the utilities are in place.

Elise Schellin, Development Planner

Presented the Staff Report ([Exhibit 1](#)). Staff recommends the Commission provide the applicant with comments regarding the following questions and any other topics the Commission wishes to discuss:

- 1) Does the Commission support the proposed building location, site circulation, and pedestrian-oriented streetscape elements?
- 2) Does the Commission support the proposed architectural character and building materials?
- 3) Other comments by the Commission.

Steve Reynolds, City of Powell - Architectural Advisor, Shyft Collective 15 E. Gay Street, Suite 2A, Columbus

He has not had a chance to look at the project and suggested that after this review, he sit down with the applicant to go over the plan and make recommendations.

Chairman Emerick opened the matter up for public comments. Hearing none, Chairman Emerick closed the public comment session.

Commissioner Simpson - Concerned about dumpster placement, lighting orientation and materials. The use as a daycare is not a concern.

Commissioner Hartranft - Suggested that the orientation of the building may need to be changed, move parking to the rear of the property. Thought needs to be given to the materials that will be used and adjustments to the layout of the buildings. Thinks it could work but developer needs to work with staff and the commission to get it right.

Commissioner Boysko - Questions whether this is a parcel split. Agrees with staff that orientation of the retail building is off and should face to the east, which is problematic on this site. If doing a lot split, it doesn't look like there is enough space from the back of the building to the property line. If developed as one lot they have more flexibility. Feels playground should be attached rather than detached. Would like to see type of fence material, additional landscape buffer to the residential areas, site lighting and signage, pedestrian access.

Commissioner Cooper - Expressed concern of the building location and orientation. Suggested parking either between or behind but with protection for the playground from cars. There needs to be a connection to the bike path as well. The signage needs to be minimized.

Commissioner Bailik - Suggested reaching out to Powell Grand communities and other neighbors with the plans.

Commissioner Little - Similar concerns to other Commission members. Would like to see the developer taking architectural cues from Powell Grand and not the Verizon building or the daycare. Suggest switching the daycare and retail space. In the City of Powell the expectation is that parking would be behind the building. Also, would like to see plans for fencing, lighting, landscaping and ultimately the traffic flow. Suggested looking at a medical building or office use, because it might be a struggle with retail.

Chairman Emerick - Agrees with previous comments made. Concerned about the playground location in regards to the access to and from the building. There needs to be a secure playground and not located at the edge of the property.

SKETCH PLAN REVIEW (Case 2021-35_SP Powell Green)

Applicant:	Crawford Hoying
Location:	110 S. Liberty Street
Zoning:	DB – Downtown Business District
Request:	Review of a Sketch Plan for an amendment to the Powell Green development to develop the remainder of the site with an additional 23 new townhomes in four buildings. Existing infrastructure is proposed to remain.

Nelson Yoder, Crawford Hoying, 6640 Riverside Drive, Suite 500, Dublin – Applicant gave background on the project and introduced Fischer Homes to the Commission for the continued development at Powell Green. Reviewed how the project initially was conceived in 2013 by Santer Communities, Ltd., approved in 2014. The project stalled and was transferred in 2018. At the suggestion of City of Powell staff they began working with Fischer Homes to come up with a plan. They met with City staff and Architectural Advisor to develop a design concept and are now ready to move forward with feedback from the Commission.

Deana Svetlik, Fischer Homes, 3940 Olympic Blvd., Erlanger, KY – Gave background on the company including their philanthropic work. Presentation on the project including the design elements and pointed out all infrastructure is already there. She discussed the fee simple ownership and HOA maintaining the landscaping, exterior maintenance, etc. Met with the Steve Reynolds to modify the baseline product. They want to make sure they are fitting in with the context of the community.

Claudia Husak, Planning Director – Presented the Staff Report ([Exhibit 1](#)) and pointed out that Liberty Township Fire has concerns about accessing a 3-story property opposed to the 2-story, as well as the water supply. There is currently an 8-inch private waterline and that is something that would need to be looked at further. Staff also has concern about the lack of commercial development.

Staff recommends the Commission provide the applicant/owner with comments regarding the following questions and any other topics the Commission wishes to discuss:

- 1) Does the proposal adhere sufficiently to the Comprehensive Plan, particularly in terms of land use?

- 2) Does the Commission support the proposed building type and architectural character?
- 3) Does the Commission desire input from the Historic Downtown Architectural Committee as part of a future review step?
- 4) What concerns, if any, does the Commission have regarding the proposed demolition of the existing house?
- 5) Other comments by the Commission.

Steve Reynolds, City of Powell - Architectural Advisor, Shyft Collective 15 E. Gay Street, Suite 2A, Columbus – The concept has come a long way from where they started based on discussions he has had with the applicant. Additional work is needed on the side elevations in regards to four-sided architecture. He would like the Commissions feedback on cantilevered balconies.

Chairman Emerick opened the matter up for public comments.

Megan Dowdell, Trustee for property located at 130 S. Liberty Street, Powell – Concerned with density of houses in the middle green area. Also concerned about the jump in units causing parking and traffic issues. Property is causing numerous problems for adjacent property owners. They are dealing with trespassers, which they have documented with personal video and police reports. Very concerned about the lack of parking spaces and the fire lane. The 3-story design does not fit the Historic Powell plan. She would like to see the developer put up a privacy fence as a buffer between adjacent properties.

Albert Joyce, 120 S. Liberty Street, Powell – Initially had an issue with the earth moving equipment, which Mr. Yoder has been very accommodating. Really would like to see this project completed because it has drug out for some time. No one has trespassed on his property and he feels people in the area are very respectful. Thinks it will be a benefit to the community.

Janet Wartman, 130 S. Liberty Street, Powell – Concerned about the parking and suggest that they have their own driveway for each unit. She is against 3-story row houses in Powell. They said they were going to sell these units but instead they are rentals. Also feels the density is too great.

Hearing no other public comment, Chairman Emerick closed the public comment portion.

Commissioner Cooper – Impressed with the information that has been presented for the project and has no issue with demolishing the yellow house. Understands from the previously approved project that parking would be a concern. Questioned if all the units are set up to be a business as well as a residence.

Mr. Yoder – These are not commercial units they are homes with the live/work concept. The 26 parking spaces originally planned for a restaurant would remain for the residents. Also, the dumpster pad would not be needed so they would remove that as well. The first floor is setup for a bedroom, entertainment area or office allowing the resident to run their business from home.

Commissioner Cooper – Asked staff how this would work with the code in regards to commercial parking versus residential parking in this development.

Ms. Husak – The zoning code does not address a live/work unit in terms of parking. We do have a home occupation, which would be running a business out of their home, but the intent with that is there is no parking required. This would be something that would have to be addressed in a development plan approval by the Commission and Council.

Commissioner Bailik – Not in favor of the increase in density and not sure why it's necessary. Does not like the larger scale compared to the existing buildings. Not in favor of residential units facing Liberty Street because it breaks up the whole concept of the commercial district. She does like the architecture shown, but feels it's too different from the other units and does not fit with the Comprehensive Plan. Doesn't understand the jump from 2-3 stories and 18-23 units? Would like a structural engineer to review the yellow house to determine if it should be demolished. Also, the plan should be reviewed by the Historic Downtown Advisory Committee. Also traffic concerns with additional units.

Mr. Yoder – Property is not viable for shops and restaurants because it is not on Powell Road. Location has been perceived as having a lack of parking, therefore not desirable for commercial use. Feels these will create more of a variety of scale and uses.

Commissioner Little – Gave background detail on the very drawn out approval process for the original plans, which received a lot of community input. Once the community is aware of the aspects of the new plan he expects the same turnout from area residents. Wonders why the original plan is not working.

Mr. Yoder – Unit floor plan is not desirable to current buyers and the price is on the higher end. By bringing it into 2020, working with Fischer on the high-end product that is in-line with what today's buyers are looking for will make all the difference.

Commissioner Little – Believes that as the downtown area grows, Liberty Street will come into play and the need to continue the mixed use and streetscape on Liberty Street is important. Agrees with Beth that the Historic Downtown Advisory Committee should review demolition of yellow house. If the house goes away that will allow more room for parking or a mixed use. Would like to see the architecture more in line with the Historical District requirements.

Commissioner Boysko – Agrees with the other Commissioner comments. Concerned about the 3-story scale on this lot. Thinks it is critical to have mixed use and commercial along street frontage. Would like to see more details regarding the park area, landscaping, fencing and lighting. Questioned whether Fischer Homes has similar finished projects in the area?

Ms. Svetlik – This is a new line for Fischer Homes and they do not have any completed projects. There is an option for a parapet roof.

Commissioner Hartranft – Appreciates the elevation changes and developer working with Steve Reynolds. Not as concerned about the 3-story as long as it would blend in well. Is concerned about not having the commercial development on Liberty Street, whether retail or restaurant. Suggest working with property owners to the south to see if they want a privacy fence. If the house can't be salvaged agrees it should be demolished. Likes the concept and understands that needs have changed since approval was originally given.

Commissioner Simpson – Crawford Hoying and Fischer homes are great community partners. Supports demolishing the yellow house to allow for more commercial opportunities. Commercial is needed in the City especially with the new income tax. Skeptical about making decisions based on current market conditions. Believes the issue with the old product not selling is the \$500,000+ price tag and feels row homes at that price would face the same challenge. Doesn't have a problem going from 22 to 27 units since the density is still lower than other mixed uses in the community. Agrees the streetscape needs more variety, site is self-contained, would like to see more community and Comprehensive Plan focused.

Chairman Emerick – Agrees with what the others have said and is especially concerned about the scale and lack of mixed-use. Believes it is key to have HDAC review and give recommendations. Concerned that if the price point is similar to the existing units it will continue to be a problem selling them.

OTHER BUSINESS

Staff is meeting with the Operations Committee next week to discuss expiration terms for the Boards and Commissions. Residents can apply on the website if they have interest in serving. The Operations Committee will begin reviewing those interested in re-appointment and new appointments in the near future.

City Council will be adopting their 2022 meeting schedule in late October and Staff would like the Planning & Zoning Commission to adopt their schedule as well. Staff has talked with the Chair and Vice Chair about changing the meeting start time from 7:00 p.m. to 6:30 p.m. If that is an issue for any member please let staff know.

Staff announced that Jason Nahvi has been hired as the City's Human Resource Business Partner and Buddy Caplinger has been hired as the new Public Service Director.

Staff discussed the creation of a completely new Development Technician position that will be assisting the Development and Engineering departments. Several candidates have been interviewed and the City will be making an offer next week.

City Council is utilizing an electronic packet system and in 2022 Staff is looking to introduce the program to all the Boards and Commissions to streamline the meeting process and reduce the amount of paper utilized in the packets.

Commissioner Bailik announced that she is retiring November 1st from her job and because she is paid to be on the Commission she will need to resign. She discussed seeking re-appointment when she is eligible again.

The Commission asked about the position of Assistant City Engineer. Staff informed them that because the Engineering Department will fall under the Public Service Director he will be evaluating the needs of engineering.

There were no submissions for the optional meeting on September 29, 2021. The next regular meeting is scheduled for October 13, 2021.

ADJOURNMENT


By unanimous consent of all the Commissioners, the meeting adjourned at 9:00 p.m.

DATE MINUTES APPROVED:

 11/10/2021

Donald Emerick
Chairman

DATE

 11/11/2021

Andrew White
City Manager

DATE

