



**PLANNING & ZONING COMMISSION
MEETING MINUTES
FEBRUARY 9, 2022**

I) CALL TO ORDER/ROLL CALL

Chairman Donald Emerick called the meeting to order at 6:30 p.m. Commission members in attendance were: Donald Emerick, Chair; Ferzan Ahmed; Elizabeth Bailik; Shawn Boysko; Ryan Herchenroether; Bill Little; and Shaun Simpson. Staff in attendance were: Claudia Husak, Planning Director; Elise Schellin, Development Planner; Steve Reynolds, Architectural Advisor; Yazan Ashrawi, Law Director; and Pam Friend, Administrative Assistant.

II) STAFF ITEMS

a. Recognition of Former Commissioners

Chairman Donald Emerick recognized Ed Cooper and Trent Hartranft for their hard work and dedication to the Commission.

III) HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

Chairman Donald Emerick opened the floor to public comment on any items that were not on the agenda. Hearing none, Chairman Donald Emerick closed the public comment portion of the meeting.

IV) APPROVAL OF MINUTES

a. January 12, 2022 Meeting Minutes

[P&Z Minutes_01122021.pdf](#)

MOTION: Bill Little moved to approve the January 12, 2022 Meeting Minutes. Shaun Simpson seconded the motion.

Chairman Donald Emerick called for a roll call for passage: Ferzan Ahmed, yes; Elizabeth Bailik, yes; Shawn Boysko, yes; Donald Emerick, yes; Ryan Herchenroether, yes; Bill Little, yes; and Shaun Simpson, yes.

Motion passed (7-0)

Meeting Minutes of January 12, 2022, passed.

V) NEW ITEMS FOR REVIEW

a. FINAL DEVELOPMENT PLAN REVIEW (2022-1FDP)

Applicant: TJ Elite Properties, LLC; represented by Brian Burkhart, Civil and Environmental Consultants, Inc.
Location: 9098 & 9104 Bunker Lane
Existing Zoning: PC – Planned Commercial District
Request: Review and recommendation of approval to City Council of a Final Development Plan, including a lot split of a 2.25-acre site, for a proposed ±6,920-square-foot Ivybrook Academy and a proposed ±5,750-square-foot retail building.

1. [Ivybrook FDP Staff Report.pdf](#)
2. [Ivybrook FDP - Arch Comments.pdf](#)
3. [Ivybrook Final Development Plan.pdf](#)
4. [Ivybrook History.pdf](#)

Elise Schellin proceeded with the project background stating that the project was reviewed as a Sketch Plan on September 15, 2021, and as a Preliminary Development Plan on January 12, 2022. She continued with the proposal overview and advised the applicant is proposing to split the ±2.25 acre site into two separate parcels. She reviewed the staff report and explained Parcel 1 is proposed for ±1.17 acres intended for a daycare use, an Ivybrook Academy branch, with a ±6,920-square-foot building and ±2,885-square-foot playground. Proposed Parcel 2 is the remaining ±1.08 acres, which may be used as a retail space in a 5,750-square-foot building, with a proposed patio space on the southern end of the building.

Ms. Schellin then explained the staff comments and stated that some elements such as architecture and materiality of the buildings and signage need to be updated prior to City Council's review of the Final Development Plan. She said staff recommends the Planning and Zoning Commission recommend approval to City Council of this Final Development Plan with the following conditions:

- 1) The retail building on Parcel 2 and its components, such as Signage Criteria, shall come back to the Planning and Zoning Commission as a separate review for approval.
- 2) The applicant shall work with Staff and the Architectural Advisor to continue making changes to the architecture based off comments received through the review process.
- 3) The applicant shall revise the Signage Plan to meet the code requirement for wall signs, joint identification sign setbacks, and sign foundation landscaping.
- 4) The applicant shall provide correspondence with Verizon regarding a shared access drive to the south.
- 5) If right-in/right-out access is warranted at the southern access point, the applicant shall provide a sight distance easement as requested by the City Engineer.

The Architectural Advisor, Steve Reynolds, provided his review. He stated the work and adjustments made to the main building itself probably the most significant change, is the removal of the bump out from the previous one, where there were supposed to be windows and there weren't windows, and now it looks better now on that new elevation. There were a couple of things we asked to see, the 6 over 6 pattern mulling pattern, doing something more in line with the City of Powell, which is more standard 4 over 4 or 2 over 2, it would be nice to see that. There was a pretty significant change in the rendering color from previous submissions to this one and also the change in the design frame. He then spoke of the ancillary building, we made comments about obviously the long roof plane, and made comment to the material pallet.

Chairman Donald Emerick opened the floor for public comment, and hearing none, he closed the public comment portion on this application.

Brian Burkhart Civil Engineer for TJ Elite Properties, LLC, stated there were members of the development team present, to answer any questions. He stated the general plan is pretty much consistent as to the Preliminary Development Plan stage, and the driveway width was increased to allow for truck turning for the Fire Department access. He stated they have gone through all of the Staff comments and doesn't feel like there are any issues that can't be addressed.

Chairman Emerick opened the item for Commission comment.

Mr. Ahmed stated he believed the Commission requested they approach Verizon, and asked the developer, Mr. Lott, if he did not want to approach Verizon because he did not agree with what the Commission was asking. Mr. Lott responded he did not agree and he did not want any more flow coming onto their site and all the drainage is between both of the parcels. Mr. Ahmed stated you could put pipes there, and Mr. Lott stated it would be like constructing a bridge and there is not a mutual ingress/egress agreement in place, and they would have to find the owner. Mr. Ahmed stated he understood and the Commission just wanted him to try and what he was hearing was Mr. Lott did not want to try. Mr. Lott said he did not think it was feasible and he personally does not agree with doing it. Mr. Ahmed asked Staff if the City Engineer was satisfied with the right in/right out, and Planning Director Husak stated it works although it was on the wish list of having the joint access, the applicant has since also provided the Preliminary Engineering Plans which would be the next step, so they are a little ahead of that at their own risk.

Ms. Bailik asked if the Fire Department has looked at the one-way drive since the revised plan. Mr. Burkhart advised they have looked at it as part of the review and they did not issue any additional comments. Ms. Bailik asked if they planned to address all of the architectural details as pointed out by the City Architect. Mr. Burkhart stated the group has looked through the comments and have no objections in making those changes. Ms. Bailik wanted to know if they were going to address all of the comments regarding the retail building, including architecturally and use wise. Mr. Burkhart said they were going to have to come back to the Commission when they are ready for retail building.

Mr. Boysko stated in looking at the plans again, it looks like the Ivybrook building is an out of box prototype. He asked about the sign and asked how it was going to be lighted. Drew McWilliams, President of Ivybrook Academy, advised they typically do not have illuminated signs, but if it is a requirement, they will be happy to oblige. Mr. Boysko spoke about the drop off area, and was looking at the light plan and it was hard to tell if they had adequate light levels, seeming the lighting plan is somewhat incomplete. Brian Burkhart advised on the Utility Plan of the Final Development Plan, there are bigger symbols showing the light poles and where they are located. Mr. Boysko asked about the wall pack, which will light the area. He asked that they look into that. He also stated the Commission was only focusing on the Ivybrook building itself.

Mr. Simpson stated his main concern was the lighting itself. He also mentioned as long as they address the comments the City Architect made, both architecturally and what was stated, he was good moving forward.

Mr. Herchenroether said he appreciated the widening of the one way entry but did not see any striping. He wondered if there was dedicated drop off striping, and Drew McWilliams advised it would be one way coming in from the north drive and there would be striping, all arrows pointing to the right side of the building to the drop off area. Mr. Herchenroether stated it sounds like there is a very organized system of drop-off, just having some delineation between the travel lane and where that drop-off is would be helpful. Mr. Herchenroether stated he could not understand the rationale of the right in/right out. Mr. Burkhart stated it would be used as a right out about 98% of the time, but this is something the Fire Department desired.

Mr. Little stated pork chops are greatly misunderstood in this community and given this lines up with one of the main entrances of Powell Grande which is a full service connection, he feels like people will be set up to violate the law. Further, he stated he really thinks the City Engineer should look at this again. He stated that he did not think it was stated in the plan on how the dumpster would be screened. Developer Lott stated he believed they would be using a split-faced CMU dumpster enclosure with typical gates. Mr. Little spoke about the lot split, including the shared parking and shared access agreement that goes with that, feels the City Attorney should review those documents. He further asked when this project begins for the daycare center, would they be installing the full parking lot and the south access center. Mr. Burkhart advised yes. Mr. Little also stated the commercial Phase 2 development will have to come before the Commission for approval prior to commencement of the work.

Chairman Emerick asked about the expected timeline of Phase 2 commercial. Mr. Lott advised they were mainly focusing on the Ivybrook Academy at this point and they would be opening in early September. As far as Phase 2, within the next year, they should be coming back to the Commission for that project.

MOTION: Bill Little moved to approve Phase 1 of a Final Development Plan represented by Brian Burkhart, Civil and Environment Consultants, Inc. for the property located at 9098 and 9104 Bunker Lane for a 6,920 square foot Ivybrook Academy as a part of a two phase plan, with Phase 2 consisting of a 5,750 square-foot retail center after a lot

split which incorporates a shared access and shared parking agreement between the two lots subject to the following conditions:

- 1) The lot split shall come back to Planning and Zoning Commission as a separate review for approval should any engineering changes occur that impact the shared parking and shared access agreements. If there are no changes, Staff shall do an administrative review and approve the lot split as appropriate.
- 2) The retail building on Parcel 2 and its components, such as Signage Criteria, shall come back to Planning and Zoning Commission as a separate review for approval.
- 3) The applicant shall work with Staff and the Architectural Advisor to continue making changes to the architecture based off comments received through the review process.
- 4) The applicant shall revise the Signage Plan to meet the code requirement for wall signs, joint identification sign setbacks, and sign foundation landscaping with staff granting final approval.
- 5) The applicant shall continue to explore a shared access drive to the south with the Verizon site in correlation with recommendations of the City Engineer.
- 6) If the right-in/right-out access is warranted at the southern access point, the applicant shall provide a sight distance easement as requested by the City Engineer.
- 7) The applicant shall work with Staff to gain approval for an appropriate dumpster screening solution.
- 8) All requirements of the City Engineer and Staff shall be met prior to submittal to Council.
- 9) Lighting details shall be reviewed by and approved by Staff.
- 10) Striping of parking lot and access lanes shall be reviewed and approved.

Shaun Simpson seconded the motion. Chairman Donald Emerick called for a roll call for passage: Elizabeth Bailik, yes; Shawn Boysko, yes; Ryan Herchenroether, yes; Bill Little, yes; Shaun Simpson, yes; Donald Emerick, yes; and Ferzan Ahmed, yes.

Motion passed, (7-0)

The Final Development Plan Review for Ivybrook Academy was recommended for approval to City Council.

b. FINAL DEVELOPMENT PLAN REVIEW (2022-2FDP)

Applicant: Redwood LLC; represented by Todd Foley, POD Design
Location: 3041 Home Rd
Existing Zoning: PC – Planned Commercial District
Request: Review and recommendation of approval to City Council of a Final Development Plan for Phase 1 of a ±70-acre development for 24 buildings containing 126 residential units on ±25.70 acres.

1. [Redwood, Phase 1_FDP Staff Report.pdf](#)
2. [Redwood_FDP_Development Text.pdf](#)
3. [Development Text_2022-01-21-Addendum.pdf](#)
4. [Redwood Phase 1_FDP_Link.pdf](#)

5. Redwood History.pdf

Claudia Husak gave the project background and stated this was a request for review and recommendation to City Council of approval of a Final Development Plan for the first phase of residential development for the Redwood Project. This phase encompasses 25.7 acres of the 70-acre site, including 128 units in 26 buildings, 12.3 acres of open space and the entrance drive off Home Road. Further, on July 20, 2021, City Council approved an annexation of the northern 35 acres from Liberty Township as well as a Zoning Map Amendment with Preliminary Development Plan for the entire 70 acres to allow for a consolidated development on the site with up to 327 residential units as well as three lots for health care, senior housing and commercial uses.

Ms. Husak stated the approval by City Council amended the zoning from PI – Planned Industrial District in the City of Powell, and I – Industrial District in Liberty Township to PC – Planned Commercial District in the City of Powell. The Planning and Zoning Commission has recommended approval to City Council on May 12, 2021 of the Zoning Map Amendment with Preliminary Development Plan. Prior to this action, a Sketch Plan was reviewed and comments provided in 2019 and the Development Committee commented on the proposal in 2020.

She continued with the update to application, stating based on input from the Commission and City Council at the Preliminary Development Plan, the following updates were made:

- Addition of visitor parking spaces
- 15' path easement to Liberty Park
- Turn lane included at Home Road
- Property line was rearranged so Redwood now has frontage on Home Rd, and Included key for unit/architectural style.

Ms. Husak then spoke about the project details and reviewed the staff report. . She stated that the staff recommendation was for the Commission to recommend approval to City Council of this Final Development Plan with the requested deviations and the following conditions:

- 1) That the applicant make provisions for future agreements/easements with the Delaware County Sanitary Sewer District shall be shown on the plan for potential future force main, to the satisfaction of the City Engineer;
- 2) That the stormwater management summary be updated to state the future commercial site will be providing its own separate stormwater detention system that will be tributary to the storm system constructed with Redwood and that drainage conveyance easements will be provided between parcels to pass through any offsite drainage;
- 3) That the plans be updated to indicate offsite parking space dimension meet Code;
- 4) That the applicant continue to work with staff and the Architectural Advisor to address lack of detailing on key rear elevations and concerns about the vast roof expanses, and provide additional key plan indicating the color selection per building.

The City of Powell Architectural Advisor, Steve Reynolds, provided his review. He stated there are some items that do cause concern, the overall competitiveness of the product, the very nature of that does cause him concern as you think about street scape, etc., which was one of the requests in the previous meeting. He understands the change of materials and they are trying to understand from a perspective stand point, what will this look like.

Mr. Reynolds also stated that these renderings are continued birds eye views that would be very helpful to understanding in fact, is there variety in the shape and massing to this area. He also spoke about the fact that this neighborhood is not a four-sided architecture. He also stated that, as the advisor, he still wanted to review some of the elevations and although some of the renderings really help, it lacks a little bit of variety. He spoke about the vinyl being approved, but feels he would still like to see a fiber cement product, something mimicking a natural product. The commercial component in the front, it appeared it would be developed at the same time, there is some concern of whether this will be ancillary use or be completely different.

Todd Foley of POD Design, applicant, gave his presentation. He began by stating they have come a long way in the four years they have been working on this site. He added there have been additional renderings, the key map did not identify the color scheme that go with each building type on the project. The commercial component out front is not a part of this phase. The phase they are prepared to move forward on is the 126 units and subsequent phases will follow beyond that. He spoke about the first crossing, the Maple Glen neighborhood, the middle section, is Oak Grove neighborhood and the residual acreage to the south would be Elmwood neighborhood. He spoke about differentiating architecturally, the neighborhoods, to not provide the same building type design. There are 4 building types which all come with some unique characteristics.

Mr. Foley added they have no issue with any of the conditions which staff has commented on. The development of the private street would be a part of Phase 1. He added there will be a sidewalk that extends out to Home Road which will also be a part of Phase 1. Liberty Township is going to allow them to connect to their path network, which will interface with their on-street sidewalk network. He showed the sign Redwood was expecting to use if approved. He advised they are all single story buildings. He went through the elevations of the project as well as color pallet for the units. Every unit has a 2 car garage and an additional 2 car parking is available. He also stated there is some discussion about the materials and noted the vinyl is an upgraded vinyl from a quality perspective and they get a much more variety with the color pallet of the vinyl.

Chairman Donald Emerick opened the floor for public comment, and hearing none, he closed the public comment portion on this application.

Mr. Simpson asked what responsibilities do they have on the front portion, since this is visible from the street, we are not talking about concrete washouts being in the commercial area. Mr. Foley advised Redwood would be purchasing the entire site and while they are not developing the commercial piece up front, that would be their front door as they come into the project. He also added the construction would be less evasive due to the single story product, and they would be responsible for the maintenance out front, and he doesn't see this being an upcoming issue.

Mr. Ryan Herchenroether stated presently, Redwood is not under contract for the front piece and wondered if this was correct. Mr. Foley stated Redwood is purchasing the entire property, but this front piece is not part of this application. Mr. Herchenroether wanted to see some views from the Home Road overpass in that 98% of the people here are going to be driving by the property. Mr. Foley stated portions of the Redwood project would not be visible. Mr. Herchenroether asked the status of the TIS. Ben Shilling with American Structure Point stated the traffic study has been approved and they have been working with the County to get the required left and right turn lanes incorporated in the plans.

Mr. Little stated he felt like there was a lot of work left to do. He stated he has made multiple visits to their sites in Delaware, Marysville and New Albany to understand their product. Mr. Little then spoke of the property out front and wanted to know the status for he believed he was told that it was going to be very soon to be in contract. Mr. Foley advised a senior living user, and they are not part of this application. Mr. Little spoke of the signage and wanted to know who maintained the access road. It was advised by Mr. Foley that Redwood would be responsible for that. He then spoke of mailbox and trash service and was advised trash was by a private hauler and presently, there will be a mailbox kiosk for neighborhood one and neighborhood two, and for neighborhood three they will have to get with the Post Office.

Mr. Little spoke of maintenance of the ground and whose responsibility it was to do this, and was advised there will be on-site maintenance that will be responsible for everything on the exterior of the building, including lawn care. He stated he went to the project in Delaware and spoke of the pile of snow on the sidewalk, therefore, they were not maintaining that. Mr. Foley stated that was a maintenance needed to do a better job with that. Mr. Foley added the Delaware project has evolved into a company. He added removing the full curb allows them to get away from the driveways that they have, and cleans the street look up a bit and this is a program they implement across their portfolio. Mr. Little stated from a safety point, this should be looked at again. He stated he could not approve this tonight for he has higher expectations, and he would like to see the sidewalk issue addressed and improvement in material selections, at least from a front façade standpoint.

Mr. Ahmed asked if all three phases would be single story units and was advised yes. He further asked if all of the units have a combination of vinyl and either brick or stone and was advised yes. He spoke of the common spaces between rows of houses, a large common green area with trees and wondered if this was going to be uniform between all of the rows of houses. Mr. Ahmed spoke of a buffer from the property and the railroad line. He also spoke about the traffic study if something else is built other than a nursing home. He spoke of programming or amenities for the common areas and was advised there were none planned. Mr. Ahmed said the vinyl fence stated he would not be able to support that, and would not be able to support the plan unless a proper sidewalk with a proper tree lawn separating the sidewalk from the road.

Ms. Bailik said that she appreciated the connectivity that is being proposed and appreciated them being proactive and felt was a very important component. She stated she agreed with Mr. Ahmed and Mr. Little about the sidewalk, and has concerns about the lack of having one as it is a guard for safety. She also stated she felt this should be tabled so there is a

sureness with the City Architect as well as Staff the details are acceptable. She also stated the efforts so far show a willingness to bring this project to Powell and that was appreciated.

Mr. Boysko advised this project has been around for a long time. He added this site was a challenging one. He said they have done a great job in developing this and this was the right use and product for this area. He stated he agreed with some of the concerns that were discussed. Mr. Boysko stated the concern of the phases of design. He wondered questioned they would not be approving all of the phases. He was advised that as Redwood has grown as a company, they are putting a lot of thought into their materials and design. Mr. Boysko stated the Commission would like to approve the phases at the same time and leaves him wondering what would happen with Phase 2 and then Phase 3.

Chairman Emerick spoke about the color selection and wanted to know the difference in the quality of the colors. He was advised the make-up of the color is the same, and the more of color is more premium. Chairman Emerick stated he would also be in favor of tabling this as well.

MOTION: Bill Little moved to table the Final Development Plan as represented by Todd Foley of POD Design for the property located at 3041 Home Road for the purpose of approving Phase 1 (25.7 acres) of a multi-phase multi-use development (70 acres) consisting of 24 buildings containing 126 residential units for more time to address the conditions that have been identified. Shawn Boysko seconded. Chairman Donald Emerick called for a roll call for this Final Development Plan to be tabled: Shawn Boysko, yes; Ryan Herschenroether, yes; Bill Little, yes; Shaun Simpson, yes; Donald Emerick, yes; Ferzan Ahmed, yes; and Elizabeth Bailik, yes.

Motion passed, (7-0)
The Final Development Plan was tabled.

c. PRELIMINARY DEVELOPMENT PLAN REVIEW (2022-3PDP)

Applicant: EQ Lily Reserve, LLC, c/o Eric Newland VP of Development
Location: 285 W Olentangy St
Existing Zoning: PC – Planned Commercial District
Request: Review and approval of a Preliminary Development Plan for an approximately 13,000-square-foot retail center on a ±1.5-acre site.

- [1. Lily Reserve PDP Staff Report.pdf](#)
- [2. Lily Reserve PDP - Arch Comments.pdf](#)
- [4. Lily Reserve Sketch Plan History.pdf](#)
- [3. Lily Reserve Preliminary Development Plan.pdf](#)

Shawn Boysko recused himself on this review.

Elise Schellin began with the Project Background and stated that this site is currently vacant and was approved for a retail center in 2017, which never came into fruition. Currently, the applicant is proposing an updated retail center on the site. The project was reviewed as a

Sketch Plan on December 15, 2021. She continued with the Proposal Update and spoke of the changes the applicant made for the submission, to include:

1. The parking spaces along the south property line have been relocated to keep existing shared access easement free from parking.
2. The parking aisles have been redesigned to line up with the veterinary hospital parking aisles to the east.
3. The dumpster has been reoriented.
4. The building proportions have been modified.
5. A landscape buffer has been proposed along the southern property line.
6. A Pavement Marking Assessment for a southbound turn lane on Murphy Parkway has been submitted to Engineering.
7. A material and color page for the building was included in the submission.
8. Golf cart parking has been removed.

She stated the Planning and Zoning Commission should consider if the proposed development is consistent with the intent and requirements of this Zoning Ordinance, the site is zoned Planned Commercial – PC – District. Its uses, she added, that it must be noted that the Murphy's Party Barn Site Final Development Plan restricted the certain uses on this site.

She spoke of the minimum street frontage, minimum distance between buildings, minimum side yards, minimum front yards and minimum rear yards. She also explained the maximum lot coverage, maximum building height and clarified the appropriateness of the proposed land uses with regard to their type, location, amount and intensity, where not specifically specified in this Zoning Ordinance, as well as the relationships between uses, and between uses and public facilities, streets, and pathways.

Ms. Schellin stated that the proposed development includes a trail connection along West Olentangy Street, which will close a gap in the trail system. The development will provide additional services and amenities on a walkable location for those living in the surrounding residential areas, and for those participating in the City's DORA. She also spoke of the adequacy of provisions for traffic and circulation and the geometry and characteristics of street and pathway systems, the adequacy of yard spaces and uses at the periphery of the development and the adequacy of open spaces and natural preserves and their relationships to land use areas and public access ways. She also spoke of the order, or phases, in which the development will occur and the land uses and quantities to be developed at each phase, estimates of the time required to complete the development and its various phases, and improvement to be made by the municipality, if any, and their cost.

She continued with discussing the community cost of providing public services to the development and the impacts of the development on surrounding or adjacent areas. She added that the proposal will maintain the existing access easements with the property to the east, and provide additional buffering to the condominium development to the south. The applicant has made an effort to make sure development does not negatively affect the adjacent sites.

She stated staff would like clarification on items in the Development Text and will continue to work with applicant to refine the document and address code deviations. She pointed out proposed items that deviate from code, including front setbacks, off street parking and parking landscape areas. Also included were building foundation landscaping areas and signs. She added the applicant should continue to work with the property owners to the east and south to minimize the development's impacts on the adjacent sites, the applicant should review and address comments made by the Architectural Advisor, provide Liberty Township Fire approval for layout, provide a stormwater detention feasibility analysis, consider locating the underground detention system to the north to minimize impact to Best Friends Vet, and provide maximum accessibility to Best Friends Vet throughout the construction operation and into the future. Also, the applicant should verify the existing ingress/egress easement does not exclude one party from constructing retention/detention facilities or other improvements within easement without the approval of the other party, and a pedestrian easement will be required along West Olentangy Street. She then provided Staff Recommendation, stating Staff recommends the Planning and Zoning Commission approve the Preliminary Development Plan with the following conditions:

- 1) The developer take into account Staff and Commission concerns and recommendations.
- 2) The applicant shall continue to work with Staff to refine the Development Text.
- 3) The applicant shall provide documentation requested by the City Engineer.
- 4) The applicant shall provide a detailed Signage Plan with design criteria with Final Development Plan submission.
- 5) The applicant shall provide physical material and color samples prior to a Final Development Plan Review.

The Architectural Advisor, Steve Reynolds, provided his review and stated he agreed with the comments made from Miss Schellin with regard to the drive lane, and the site line between the residents to the south. He added it seems there are a lot of materials in a small space and we would like to take another look if there is a way to simplify the amount of materials as well as the number of things that are happening with the elevation.

Eric Newland, VP of Development of EQ Lily Reserve, LOLC, applicant, gave his presentation. He began by stating they have material designation and will simplify that. He stated the site plan and the sketch plan review was very productive and appreciated their neighbors showing as well. He stated the HOA looked at their plans and stated the light posts on the southern property are not ideal being that close to the property, so they will be removed. At the next submittal you will see that change.

Chairman Donald Emerick opened the floor for public comment on this application.

Thomas Ritchie, 230 Hopewell Court, Powell, is co-owner of the Best Friends Veterinary Hospital. He thanked Mr. Newland of the changes that were made to the plans. He also spoke of some minor issues being the dumpster is now facing the hospital's front door. Another concern was the sign location. His final concern was the landscaping along Murphy Parkway, as he wanted to make sure the plants remain small for safety purposes.

Chairman Donald Emerick asked if there were further comments from the public, and hearing none, he closed the public comment portion on this application.

Shaun Simpson stated the building was far superior to the one across Murphy Parkway, and it seems to be built for one single tenant. Mr. Newland advised it is not built for one single tenant and they are currently fully pre-leased and the end cap from the west to the east is going to be an indoor golf simulator, a barbershop, a yoga studio and on the other end cap, a small full service restaurant.

Mr. Herchenroether spoke about the signage along State Route 750, and wondered if they were proposing 5 signs along the north elevation. He was advised they were showing 5 signs across the northern boundary to make sure there is ample space for a tenant.

Mr. Little stated he understood they have been working with the HOA and encouraged keeping up with that. He spoke of the dumpster placement and maybe looking into finding a better placement of that. He went on with parking lot lighting, given the proximity to the HOA, continuing to find a good solution would go a long way. There was discussion of hours of operation. Mr. Newland stated they would be matching the lighting to the lighting currently at the Vet Clinic.

Mr. Ahmed said it looked very nice and is very appreciative they are working with their neighbors.

Ms. Bailik advised the importance of working with the neighbors. Additionally, she has no objections to the proposed deviations. She added to make sure to get the Fire Department's approval and would like to see that in writing.

Chairman Emerick agreed with the Commission on their comments.

MOTION: Bill Little moved to approve the Preliminary Development Plan as presented by EQ Lily Reserve as represented by Eric Newland for the property located at 285 W. Olentangy Street for the development of a 13,000-square-foot retail center on a 1.5-acre site subject to the following conditions:

- 1) The developer shall take into account Staff, Architectural Advisor, and the Commission's concerns and recommendations in preparation for the Final Development Plan submittal.
- 2) The applicant shall continue to work with Staff to refine the Development Text.
- 3) The applicant shall provide documentation requested by the City Engineer.
- 4) The applicant shall provide a detailed Signage Plan with design criteria with Final Development Plan submission.
- 5) The applicant shall provide physical material and color samples with the Final Development Plan submission.
- 6) The development shall consider other dumpster location options in an attempt to be less intrusive to the residential neighbors.
- 7) The developer shall work with the condominium HOA to the south to ensure good communication and input of appropriate HOA requests at the Final Development Plan.

- 8) The developer shall continue to work with Best Friends Veterinary Hospital to incorporate their input.

Elizabeth Bailik seconded the motion.

Chairman Donald Emerick called for a roll call for passage: Ryan Herschenroether, yes; Bill Little, yes; Shaun Simpson, yes; Donald Emerick, yes; Ferzan Ahmed, yes; and Elizabeth Bailik, yes.

Motion passed, (6-0-1), Mr. Boysko recused.

Preliminary Development Plan for EQ Lily Reserve, LLC, was approved.

VI) OTHER BUSINESS

Claudia Husak spoke of packet submittals to the Commission through iLegislate. Chairman Donald Emerick spoke of Shawn Boysko's desire to step down as the Planning and Zoning Commission Representative for the Development Committee and asked the Commissioners to consider acting as the new representative.


VII) ADJOURNMENT

Chairman Donald Emerick asked if the Commission was in favor of adjournment. Voice vote on approval: all ayes; nays, none, in absentia, none.

Motion passed 7-0

MEETING ADJOURNED AT 9:42 P.M.

MINUTES APPROVED: MARCH 15, 2022


Donald Emerick,
Chair

3/14/2022
Date


Amy Deere,
City Clerk

3/14/21
Date