



**DEVELOPMENT COMMITTEE  
MEETING MINUTES  
SEPTEMBER 6, 2022**

**CALL TO ORDER/ROLL CALL**

Chairman Brian Lorenz called the September 6, 2022, Development Committee meeting to order at 6:30 p.m. In attendance were: Brian Lorenz, Daniel Swartwout, Heather Karr, David Lester and Shaun Simpson. Staff in attendance included: Andrew White, City Manager; Jeffrey Tyler, Assistant City Manager; Jason Nahvi, HR Business Partner; Claudia Husak, Planning Director; and Amy Deere, City Clerk.

**APPROVAL OF MINUTES**

**Approval of Development Committee Meeting Minutes of August 2, 2022**

[DC Minutes of 08022022.pdf](#)

MOTION: David Lester moved to approve the Development Committee Meeting Minutes of August 2 2022. Dan Swartwout seconded the motion.

VOTE:        Y   5          N   0   (None)        AB   0   (None)

Motion passed, Development Committee Meeting Minutes of August 2, 2022, approved with a vote of 5-0-0.

**TODAY'S BUSINESS**

**a.        Comprehensive Plan Update / Committee**

1. [Comp Plan Implementation Analysis Memo.pdf](#)
2. [Powell-Comprehensive-Plan-ADOPTED.pdf](#)

Chairman Lorenz advised the committee was asked to review the current Comprehensive Plan, which was adopted in 2016, and sat for approximately twenty-two years prior to the 2016 adoption. He added he did not feel that this update would be a huge overhaul or undertaking to review and bring it up to current time. He asked for the committee's feedback and interpretation, as well as what they feel the next steps are.

Planning Director Husak spoke of the provided the "Implementation" document and that key priorities are still relevant today. There are some checkboxes that were

accomplished but given the tax structure, which is key priority number two, is only analyzed at the end of this year. This is something, which is lacking on many of the implementation steps because they were very valid. With that key priority being put in place, it could not be fulfilled.

There are guiding principles that are currently relative and this might be something the committee or working group could review. When Staff reviewed the list of principles and the layers of the implementation, Staff identified the policy of using the future land use map, as a guide in making development decisions and is absolutely a part of the planning function of the City currently.

She spoke of an annexation strategy and guiding decisions about Powell's physical expansion, are something that with the help of the City Manager's office, as well as Finance, is being scrutinized more and more these days.

She discussed the Community Center/Recreation Center, which was one of the guiding principles and there have been many steps analyzing this.

She also mentioned long-term transportation improvement needs and the creation of the CIP; these were started last year and will pick up toward the end of this year to an extent Powell has probably never seen before. These items could be meaningfully implemented by using the guiding principles of this plan, as it currently exists.

Chairman Lorenz asked each committee member to articulate his or her feelings on the previous stated items. Additionally, the question of bringing in a consultant, establishing a working group, or leaving it on the Development Committee Agenda to work through it for the next few months, in how these needs within the Comprehensive Plan can be accomplished.

Planning Director Husak added, as we can look to the principles, as a whole for the City, there might be opportunities to create more area-centric updates to the Plan, which might be an easier way to chunk it up to smaller segments. This might be something for the committee to consider.

Committee Member Swartwout said as he was reviewing the Comprehensive Plan, a lot of it remains valid. He spoke of the fiscal analysis and that it was very different. He also mentioned land use percentage updates and traffic growth. He stated he did not feel the work needs to be a tremendous amount of work as the things that have changed within the City and outside of the City are discreet. He feels, these are the areas that should be focused on.

Committee Member Swartwout spoke of putting a committee together, he was not exactly certain how to get this accomplished. He gave examples on how the Fiscal Review Committee was assembled in 2018.

Committee Member Lester stated he felt the most important aspect of the Comprehensive Plan is the fiscal aspect. He also is interested in the Township Plan and wondered if there is an updated Plan and how the two can be related. He also stated he did not feel a consultant is needed at this time.

Committee Member Karr stated she felt the fiscal piece of the Plan is the biggest piece. She wondered if the Finance Director and the Finance Department can handle this piece of the fiscal analysis or would they need additional assistance. She spoke of the annexation strategy needing to be updated. The population and the maps needing to be updated. She also agreed this would not be a "heavy lift", but does not know how to getting the review accomplished, whether to leave it in the Development Committee or going outside of the committee.

Committee Member Simpson inquired as to what could be done in house. Additionally, he wondered if the Finance Department and the Development Committee could meet together. He spoke of the traffic plan and the direction regarding the northern part of the City. He stated the general path remains the same.

Chairman Lorenz stated he felt this was more of a housekeeping item. He said there is a need to strategize and be aware of Staff resources and public dollars. He touched on the subject of signage. He also briefly spoke about a multi-modal/thoroughfare plan and a signage plan. He mentioned annexation strategies and additionally spoke about the focus on the core of the community and the recreation center update.

Assistant City Manager Tyler said this Comprehensive Plan is a planning document in addition to an implantation document. He added, the City has not been able to implement due to lack of resources and now the City has the resources, he feels there is an expectation from the community for the City to implement and show the plan is actually working. The City needs to keep in mind, there are tangible issues needing to be resolved out of the original plan and strategize on how to complete those.

#### **b. Property Maintenance Code Amendments**

1. [Property Maintenance Code Update Memo.pdf](#)
2. [Chapter 1323 Property Maintenance Code - ysa redline.pdf](#)
3. [Chapter 557 Weeds - ysa redline.pdf](#)
4. [Dumpster Regulations.pdf](#)
5. [Central Ohio Property Maintenance Code Comparisons.pdf](#)

Assistant City Manager Tyler stated this was an effort to modernize the Property Maintenance Code. This will help the residents have a good set of expectations of property maintenance in the community.

He said the current regulations are very adequate for the time, in which they were written, but the code enforcement profession has evolved and along with it, a national property maintenance standard has been developed through the International Code Council.



Further, he discussed the difference between the 2018 and 2021 International Property Maintenance Code were chapters one and two, Chapter One being the Administrative Section, and Chapter Two being the Definitions Sections.

Assistant City Manager Tyler stated Staff reviewed the tall grass and weeds Ordinance with an eye on streamlining the process, and gave an example on how the process flows from complaint forward.

Additionally, Staff is proposing a new section to be included, identifying residential dumpsters as an issue needing addressed.

Committee Member Karr spoke about the Definitions Section and said the International Property Maintenance Code is incorporated by reference in definitions, rather than the definitions themselves.

Assistant City Manager Tyler advised that it is both, as it is incorporated by reference and the City will use Chapter Two as definitions. This document will be made available on hard copy in house and online.

Committee Member Simpson asked if there was a community reporting availability.

Assistant City Manager affirmed and advised this was currently in place.

Committee Member Swartwout spoke about the initial notice and wondered how many times this would have to be published.

Assistant City Manager advised once a year at the beginning of the growing season.

Chairman Lorenz said he liked the addition of the dumpsters to the Property Maintenance Code, as this is an issue in the City.

It was agreed by the committee to forward the Property Maintenance Code to City Council for consideration.

#### **c. Street Circulation in the Northwest Quadrant of the Downtown**

##### **Northwest Quadrant Traffic Management.pdf**

Assistant City Manager Tyler began by stating the purpose of this discussion is to talk about the current traffic patterns in the Downtown Northwest Quadrant and how they can be improved upon in the future, to provide traffic safety and traffic calming within the neighborhood while moving traffic as outlined in the "Keep Powell Moving Plan". However, it is important to review any proposed changes in light of both neighbor concerns and an overall strategic development plan for the quadrant.

Another issue that continues to be a concern, for not only the neighbors but within the Downtown, is adequate parking. Any solutions in the Northwest Quadrant need to address parking for both the residents and potential over-flow for the businesses within the entire Downtown District.

The ultimate solution should address not only traffic flow and parking but also pedestrian and alternative means of transportation in and through the Quadrant. The goal is to enhance the Downtown as a destination and create a sense of place not only within the Quadrant but also in the Downtown.

Committee Member Karr spoke about how cars cut through, clearly avoiding the "Four Corners" area, and speeding through a residential neighborhood. She spoke of a one-way issuance and would allow residents to speak on that topic. She also stated Depot Street is currently not a safe pedestrian thoroughfare, and these are some topics needing a fix.

Committee Member Lester stated this issue seems to be a serious one, but he felt the solution would require a "give" on both sides. He added, this is not a safe area.

Committee Member Swartwout said one concern he has is, if you were to have a one-way street, it may cause someone to drive faster as drivers know nothing is coming the other direction. He added, the City is at a point where something needs to be done. He spoke of the no left turn at the "Four Corners" and how some people appreciated it.

Committee Member Simpson advised walking is scary in the evening hours. It is not a fully functional street and he shares in the concerns.

Chairman Lorenz said when you are on foot, it could be scary and we owe it to the residents to come up with some solution. Additionally, the width of the right-of-ways, as the roads are not meant to carry the traffic they carry. He is curious to hear some of the comments of the residents.

Chairman Lorenz turned the floor over to residents for their comments.

Gary Swackhamer stated there is a lot of high-speed traffic from 7:30 a.m. to 9:30 a.m. that comes from Liberty Street. He also mentioned the streets are very narrow in size. He gave some ideas of changes that could be made to secure safety on the streets at issue.

Councilmember Drummond spoke of a signage and communications campaign.

Chairman Lorenz stated the desire is to be fair and equitable for everyone, including residents and business owners, and do something that is safe, meaningful, impactful, and enforceable and try to find an accommodation that satisfies everyone.

PENDING BUSINESS

FUTURE BUSINESS

**ADJOURNMENT**

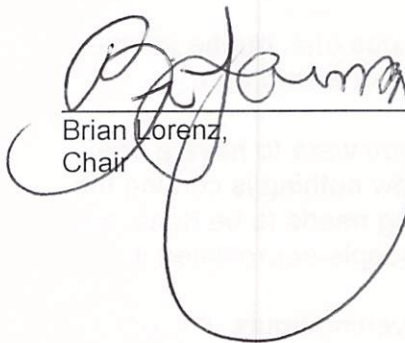
MOTION: David Lester moved to adjourn. Dan Swartwout seconded the motion.

VOTE: Y 5 N 0 (None) AB 0 (None)

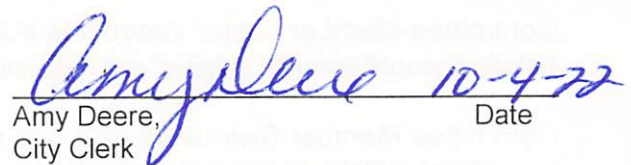
Motion passed with a vote of 5-0-0.

Meeting adjourned at 7:30 p.m.

MINUTES APPROVED: October 4, 2022

  
Brian Lorenz,  
Chair

OCT 4, 2022  
Date

  
Amy Deere,  
City Clerk

Date

