



**PLANNING & ZONING
MEETING MINUTES
OCTOBER 12, 2022**

[Meeting was not recorded due to technical problems, minutes created from meeting notes.]

CALL TO ORDER/ROLL CALL

Bill Little, interim Chair, called a meeting of the Planning & Zoning Commission to order at 6:30 p.m. Commissioners present included Frezan Ahmed, Ryan Herchenroether, Shawn Boysko, Shaun Simpson, Elizabeth Bailik and Bill Little. Staff present included Claudia Husak, Planning Director; Elise Schellin, Development Planner; Pam Friend, Administrative Assistant, and Steve Reynolds, Architectural Advisor.

STAFF ITEMS

None

HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

Commissioner Little opened the floor for public comment for items not on the Agenda. Hearing none, he closed public comment.

APPROVAL OF MINUTES

September 14, 2022 Meeting Minutes

MOTION: Commissioner Boysko moved to approve the September 14, 2022 Planning & Zoning Minutes as written. Commissioner Bailik seconded the motion. Minutes approved.

VOTE: Y – 6 N – 0

NEW CASES

AMENDMENT TO A FINAL DEVELOPMENT PLAN (2022-24AM)

Applicant:	Kimley-Horn, C/O Anthony Wong
Location:	10560 Sawmill Parkway
Existing Zoning:	PC – Liberty Township Planned Commercial District
Request:	Review and approval of an Amendment to an Approved Final Development Plan to update the Target signage plan.

Claudia Husak, Planning Director, presented the Staff Report and stated the necessity for the additional sign stems from new, modern services offered by the store, which were not contemplated when the Final Development Plan was approved. The new sign is not an additional sign with the store name but rather promotes a service offered and indicates the location on the site where motorist can navigate to access the pick-up order service.

The modification does not conflict with the intent or purpose of the Planned Commercial District and is administrative in nature. Staff recommends the Commission approve an amendment to the Final Development Plan to allow a third wall sign on the east elevation.

Steve Reynolds, Architectural Advisor, commented about the size of the sign, how it is illuminated and how it relates to where vehicles will go to pick-up their order.

Commissioner Little invited the applicant to give a presentation and Anthony Wong representing Kimley-Horn said he did not have a presentation, but was there to answer any Commission questions.

Commissioner Little opened public comment up for anyone wishing to speak about the application. Hearing none, he closed public comment.

Commissioner Ahmed asked Ms. Husak if it not for the Liberty Township zoning requirement, would this have come before Planning and Zoning. Ms. Husak said it would not.

Commissioners Bailik, Boysko and Simpson did not have any questions. They are good with the request.

Commissioner Herchenroether asked about the drive-up area in relationship to the new sign.

Mr. Wong said that the current parking spaces will be relocated to the end of the building where the new sign will be installed.

Commissioner Little stated he is also good with the change.

MOTION: Commissioner Boysko moved for the approval of an Amendment to a Final Development Plan, Case 2022-24AM for the property located at 10560 Sawmill Parkway as represented by Kimley-Horn to allow an updated Target signage plan.

Commissioner Herchenroether seconded the motion. Motion passed.

VOTE: Yes – 6 No – 0

SKETCH PLAN (2022-25SP)

Applicant:	Anthony Kish
Location:	236 S. Liberty Street
Existing Zoning:	DB – Downtown Business District
Request:	Review and feedback of a Sketch Plan to convert an existing single-family residence to a commercial use with proposed property improvements including a building addition, patio, and parking facility.

Elise Schellin, Development Planner, presented the Staff Report and informed the Commission that according to the Zoning Code, “the Commission shall review the Sketch Plan with the owner and provide the owner with comments during the meeting, it being understood that no statement by officials of the City shall be binding upon either. This submission is informal and for the purpose of establishing communication and discussing the concept for developing the tract. No formal action will be taken on the Sketch Plan.”

Further Ms. Schellin stated, 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 massing?
3. Does the Commission desire input from the Historic Downtown Architectural Commission as part of a future review step?
4. Does the Commission support the demolition of the accessory detached garage structure?
5. Does the Commission support a Combined Preliminary and Final Development Plan process?
6. What are the Commission's comments on the proposed code deviations, and proposed parking?
7. Other comments by the Commission.

Steve Reynolds, Architectural Advisor, reviewed the plan, asking questions and making suggestions regarding the scale of the addition, dumpster location, landscaping and lighting. He also wondered where the access to the roof top patio would be located and if they would be updating the windows and siding, in order for the existing building and addition to look as if they were constructed as one.

Anthony Kish, 391 Vinwood Lane, Powell, OH, applicant, gave an overview and stated they are here to get feedback from the Commission and see if this is something they would like to see at this location. He understands they are short on parking and has talked with Dan McClurg about allowing employees to park at his building next door. He said it's not going to be a typical sit down restaurant where you have dinner and drinks, but rather something along the lines of a Chipotle where you grab breakfast or lunch. They are thinking the hours will be 9 a.m. to 9 p.m. with seating for approximately 20 inside since it is only about 800 square feet. He said access to the roof top patio would be on the interior of the addition and since the windows are newer, as well as the siding, they are not planning to change those.

Shawn Bogenrife, 4400 N. High Street, Suite 406, Columbus, OH, he is the architect for the applicant and discussed what they envision for the addition and patio area. He reiterated they do not plan to change the existing structure and the addition would be a board and batten style. Mr. Kish added they are planning patio pavers in two colors to create a design for the patio in front of the structure. He gave the Commission fence detail for the patio.

Commissioner Simpson said he is good with the garage demolition. He thinks the parking space in the back corner will be difficult to maneuver and they should have HDAC review.

Commissioner Herchenroether is concerned about the lack of parking and feels they have a lot of work to do. He does not see enough information to allow for a combined Preliminary and Final plan reviews. He does not feel it needs to go to HDAC.

Commissioner Ahmed agrees there is much work to be done and does not feel they can combine the Preliminary and Final plan reviews. He is concerned about the parking issue. He feels the sidewalk is needed for foot traffic and agrees it should go before HDAC.

Commissioner Bailik is very concerned about the parking. She feels based on the lack of details she could not support a combined Preliminary and Final plan review. She too feels it should be reviewed by HDAC.

Commissioner Boysko likes the idea of an eatery and the roof top patio. He asked about ADA accessibility. Suggested they talk with the Church to get a parking agreement. He suggested maybe flipping the addition or enclosing the front porch for seating. He is not in support of a combined Preliminary and Final plan review and feels it should be reviewed by HDAC since it is in the downtown district.

Commissioner Little is ok with the setbacks but agrees they need to work on the parking. He suggested scaling back the addition or working with neighboring properties for a parking agreement. He talked about the future extension of Depot Street coming out almost directly across from this location. He thinks they should talk with the Fire Department regarding turnaround area for emergency use. He suggested notifying the neighboring property so they are aware of the type of business they are planning. He too would like this to go to HDAC at the appropriate time.

CODE UPDATE (2022-13ADM)

Applicant: City of Powell

Request: Review and approval to City Council of an Amendment to the Zoning Code to consolidate and update the rules, procedures and processes of the Board of Zoning Appeals.

Claudia Husak, Planning Director, gave a summary of the Board of Zoning Appeals update and stated as part of the continued effort to analyze the development codes and standards, staff has reviewed the Zoning Code as it pertains to the Board of Zoning Appeals and found the need to update the regulations to coincide with the adopted Charter and current practices, as well as to clarify inconsistencies in the language and consolidated notification and submission requirements. No procedures or authorities of the Board are affected by the proposed changes. The proposed updates have been reviewed twice with both the Board of Zoning Appeals and City Council's Development Committee. Based on Committee comments during the second review, staff has amended Public Hearing, Section 11.27.08 to include a predicable numeric value of when a meeting takes place after an application is filed. The Development Committee is in favor of proceeding with the Amendments and staff recommends the Planning and Zoning Commission recommend approval to City Council of the proposed Code changes based on Chapter 1131.

Commissioner Little expressed discomfort with the process and indicated that historically there has been an exhaustive review of which, one or more members of the Planning and Zoning Commission have been a part of those discussions.

Ms. Husak explained that staff was charged with the task of the review and updating of the Code per City Council's Development Committee, of which Don Emerick, prior to his resignation was part of and most recently Planning & Zoning Commissioner Shaun Simpson.

Commissioner Bailik stated this is what she has done in her career and she has highlighted several items of concern. She would like to table the item and forward her written comments to staff and the Commission.

Commissioner Bailik moved to table the Code Update (2022-13ADM) for the Board of Zoning Appeals. Commissioner Boysko seconded the motion. Motion passed.

VOTE: Y – 6 N – 0

OTHER BUSINESS

Ms. Husak gave a brief update on discussions staff has had with OSU Wexner regarding the plan that was approved in 2020.

Commissioner Little asked about the open seat on the Planning and Zoning Commission. Ms. Husak believes the goal was to get the Council seat filled and then the Operations Committee would begin to fill the open Commission and Board seats.

ADJOURNMENT

Commissioner Little moved for adjournment. By unanimous consent the meeting was adjourned at 8:00 p.m.

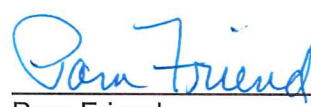
MINUTES APPROVED: November 9, 2022



Bill Little,
Interim Chair

11-9-22

Date



Pam Friend,
Administrative Assistant

11.9.22

Date

