



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

CALL TO ORDER/ROLL CALL

Chairman Bill Little called a meeting of the Planning & Zoning Commission to order at 6:30 p.m. Commissioners present included Elizabeth Bailik, Shawn Boysko, Ferzan Ahmed, Ryan Herchenroether, Bill Little, Shaun Simpson and newly appointed member David Lester. Staff present included Claudia Husak, Planning Director; Elise Schellin, Development Planner; Yazan Ashrawi, Law Director; Pam Friend, Administrative Assistant; and Steve Reynolds, Architectural Advisor.

OATH OF OFFICE FOR NEW COMMISSION MEMBER

Newly appointed Planning & Zoning Commissioner, David Lester was sworn in to office by Mayor Dan Swartwout.

[David Lester Oath.pdf](#)

CHAIR ELECTION AND VICE-CHAIR ELECTION

MOTION: Commissioner Bailik made a motion to nominate Bill Little as Chair of the Planning & Zoning Commission. Commissioner Simpson seconded the motion. Motion passed.

VOTE: Y – 6 N – 0 Abstain – 1 (Little)

MOTION: Commissioner Bailik made a motion to nominate Shawn Boysko as Vice-Chair of the Planning & Zoning Commission. Chairman Little seconded the motion. Motion passed.

VOTE: Y – 7 N – 0 Abstain – 0

HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

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

APPROVAL OF MINUTES

[10122022 PZ Draft Minutes.pdf](#)

MOTION: Commissioner Boysko moved to approve the October 12, 2022 Planning & Zoning Minutes as written. Commission Herchenroether seconded the motion. Motion Passed.

VOTE: Y – 7 N – 0 Abstain – 0

ITEMS FOR REVIEW

SKETCH PLAN (2022-27SP)

Applicant: The Ohio State University, c/o Aaron L. Underhill, Esq.
Location: 3315 Royal Belfast Boulevard
Existing Zoning: PC – Planned Commercial District
Request: Review and feedback of a Sketch Plan to construct Phase 1 of an Ohio State University ambulatory care medical facility on 29.562 acres located at the northeast corner of Sawmill Parkway and Home Road.

1. 11.09.22_Staff Report_OSU.pdf
2. OSU Sketch Plan App - Combined.pdf
3. OSU History - Previously Approved Site.pdf

Elise Schellin, Development Planner, presented the Staff Report and said based on the proposed site plan and discussions with the applicant team, the amended final development plan proposal will require deviations from the code section 1143.15 – PC – Planned Commercial District, as was the case with the previously approved final development plan. For this review, staff is requesting the Commission provide comments on the new site plan so the applicant can address any concerns during the formal submission and review process.

According to the zoning code, “the Commission shall review the Sketch Plan with the owner and provide them 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”.

Staff recommend 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 revised site plan, building and parking locations?
3. Does the Commission have comments on the architectural character?
4. Other comments by the Commission.

Steve Reynolds, Architectural Advisor for the City of Powell discussed this plan being an improvement over the previous plan, particularly the delineation of patient parking versus employee parking. He appreciates the additional green space with the updated plan. He talked about the four-sided architecture and the need for the service entrance, which is to the east with the least amount of exposure. The building material pallet lends itself well to addressing the need for louvers, generators or service accent on the façade. He feels it will be a timeless piece of architecture, which will lend itself well to this location. He said with it setting back more it will soften the edge along Sawmill Parkway.

Aaron Underhill, Attorney with Underhill & Hodge, LLC, 8000 Walton Parkway, New Albany, representing the applicant, gave a presentation and talked about the history of the project. He discussed that they were keeping the Development Text mostly the same, but with a few modifications such as the building moving eastward, away from the condominiums.

Garth Dahdah, Senior Director, Ohio State Wexner Medical Center, 5044 Grassland Drive, Dublin, OH, gave a presentation regarding the project and what they have learned from the New Albany and Dublin facilities.

Bryce Shirley, 262 Hopewell Drive, Powell, with Design Architect talked about the site and the design of the project. He talked about the change to make the entrance off Sawmill well defined. He discussed the 5-story building being moved to the center and away from the road to help with the massing. They minimized the distance from the parking to the entrance for walking. He talked about other changes they have made including additional greenspace.

Chairman Little opened the floor for public comment on the matter.

Mark Stock, 3236 Rossmore Circle, Powell, he is the President of the Kinsale Condominium Association. He discussed his concern back in 2020 over some of the design issues because of the proximity of a 5-story, 24-hour-a-day emergency hospital sitting no more than 30-yards from their property. Over a 20-month period he talked with various members of the OSU team and even Jeff Tyler from the City of Powell and would like to thank OSU for listening to and addressing their concerns.

Commissioner Simpson thanked everyone for working together with the community involvement to get this done. He was part of the original review and doesn't have much to add except that now that Limerick Drive is going to be used he does have concern regarding the increased traffic and how that will be managed. He is looking forward to seeing the lighting and path plans moving forward.

Commissioner Herchenroether thanked them for their edits, he certainly appreciates it. He feels like we are making some trade-offs here talking at a 30,000 foot level of the Comprehensive Plan, talks of a diverse site with walkability and multiple uses. It feels like we're taking all the great things that are going to come with your project at the expense of that mixture here. Do we know what is intended for the other out lots? Ms. Husak said the out lot on the south side of their entrance is owned by OSU and there are no proposals at this time. The two vacant ones south of that, east of Sawmill and then the one north of Home are still within the Golf Village ownership and the City has not been approached at all in terms of development. They would be subject to the code requirements so it could be any kind of commercial use.

Commissioner Herchenroether asked if there is a reason we are not seeing the second phase on the potential south lawn here. Mr. Underhill said they have always envisioned a future phase to include a hospital, not a mega hospital, something with much fewer beds. It is so far in the future that they have no idea what that would look like and would expect to go through this process again. Rather than showing you something that's a total guess they have left it alone.

Commissioner Boysko appreciates the redevelopment of the site and the reorientation of the building. He thinks the architecture speaks for itself based on New Albany and Dublin. He asked if the next meeting on December 14 is a combined Preliminary and Final Development Plan. Ms. Husak stated they already have an approved Final Development Plan, so they are amending the plan. The Planning & Zoning Commission will make a recommendation to City Council after the December 14 meeting.

Commissioner Boysko said then he is assuming they are further along on the civil engineering that what we are seeing here.

Mr. Underhill said yes absolutely, you will see all of the civil engineering required at this stage the lighting plan, landscape plan and the whole comprehensive plan when they come back.

Commissioner Boysko said hopefully those civil plans, the site plans will show more detailed landscaping plans that show some type of buffer along the northern property line and east property line on how you are going to protect those residents. He would like to see more development of the pathways, how it's going to interconnect to the community to the north and if you are connecting to the community to the east.

Ms. Husak said they have had discussions with team along those lines working with those adjacent communities trying to figure out what they would want rather than just forcing the connections on them.

Commissioner Boysko asked Mr. Stock who is representing the Kinsale communities if they would want some type of connectivity. Mr. Stock said they would and that is probably the only thing left of their concerns. Both in regards to the use of the paths, but also for security issues because some of the condos front and back doors face those parking areas.

Commissioner Boysko said addressing those connectivity and buffering to the residential areas and to the middle school is really important. He talked about lighting those pathways that are further away from the parking, but managing the light noise. If there is a phase 2 additional parking would need to be added to the east and west so he is assuming there is enough space. He asked if they have just enough parking for this phase, he's assuming they are not over parked. He asked if they are concerned about the building being off-center from the main entrance.

Mr. Shirley felt based on the angle that you are arriving at the site you are still arriving with the center being the ambulatory component. Any development to the south they feel they can handle that architecturally.

Commissioner Boysko asked if there is an opportunity to add some landscaping to create a third wall around the courtyard because it just feels wide open with that open space like it's a future phase just out there. Mr. Shirley said as the planting becomes more developed for the final package you will see that. Commissioner Boysko said you've got a great open area so it would be nice to see more development of that southern piece whether that's more trails or loop the trail back to the mini oval to the east. He understands they don't want to limit development, but it seems there should be something added to try and complete it as much as possible. He's looking forward to it and feels it will be a great addition to the community.

Commissioner Bailik appreciates the team working with the community and the county. She has driven around both New Albany and Dublin and both are great facilities. She thinks the gateway to Dublin is an improvement over New Albany, so she would like to see them improve even more with the Powell location. She asked if they have met with Liberty Township Fire Department.

Commissioner Ahmed thanked Mr. DahDah for giving him a tour of the Dublin facility. He thanked Mr. Stock for sharing his concerns and the response he received from the OSU team. He asked them about the right-in, right-out on Home Road being there when the hospital opens. Ms. Husak said as far as they know it is.

Commissioner Lester asked about the staff count when they first open. Mr. DahDah said about 300 to start and then maybe around 400. Commissioner Lester said he's concerned they are light on parking. Mr. DahDah talked about staff being there during different shifts and patience will be coming and going so they feel they have enough parking.

Commissioner Little thanked them for coming before Planning & Zoning. He realizes they had many options around central Ohio to build the facility, had he thanked them for choosing Powell. He thinks this is consistent with the Comprehensive Plan and a big step for the community to remain competitive with the other communities around us. It will provide needed revenue for the City of Powell, as well as the employment piece. He feels it is an appropriate use for the facility. The high school is a massive building that kind of jumps at you and this is another large structure, so whatever you can do within reason to compliment the high school would be great so they don't compete with each other. Building on Ryan's comments he thinks it is important for OSU to identify to the Commission as to what types of infill would help insure success. Do we need medical offices, affordable housing, restaurants, etc.? The Commission and staff can be focusing on what is needed to be successful for both parties. He would like them to continue to be good neighbors to the surrounding developments. Traffic infrastructure is important. Historically parking has been behind the facility, but in order to keep Limerick open for traffic, so he is good with giving up that standard. He looks forward to them being a positive member of the community.

Mr. Underhill thanked the commission and said they will certainly take their comments into consideration. There will be a lot more detail at the December meeting and a lot to talk about.

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.

1. BZA Code Update Memo.pdf
2. Proposed BZA Code Update_PZC_11092022.pdf
3. Proposed BZA Code Updates_Redline_P&Z_11092022.pdf
4. Charter of Powell_BZA.pdf

Claudia Husak, Planning Director, discussed with the Commission the Code Update as it relates to the Board of Zoning Appeals.

OTHER BUSINESS

Planning & Zoning Commission Rules & Regulations

1. Proposed Rules of the Planning and Zoning Commission.pdf
2. City Charter_P&Z.pdf

2023 Planning & Zoning Commission Meeting Calendar

2023 P&Z Meeting Schedule.pdf

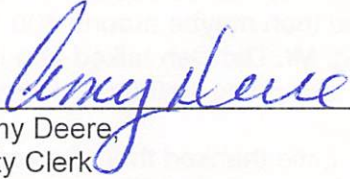
ADJOURNMENT

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

MINUTES APPROVED: December 14, 2022


Bill Little,
Chairman

1/11/23
Date


Amy Deere,
City Clerk

1/11/23
Date

