



**PLANNING & ZONING  
MEETING MINUTES  
WEDNESDAY, AUGUST 9, 2023**

**CALL TO ORDER/ROLL CALL**

Chair Elizabeth Bailik called the August 9, 2023 Planning & Zoning Commission meeting to order at 6:30 p.m. Commission Members present included, Shaun Simpson, Elizabeth Bailik, Ferzan Ahmed, David Lester and Ryan Griffin. Ryan Herchenroether and Steven MacGuidwin were absent. Staff included Claudia Husak, Planning Manager; Elise Schellin, Senior Planner; Pam Friend, Administrative Assistant and Elaine McCloskey, City Clerk.

**STAFF ITEMS**

Ms. Husak introduced new City Clerk, Elaine McCloskey to the Commission.

**HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA**

Chair Bailik opened the floor for visitors to address the Commission for items not on the agenda. Hearing none, Chair Bailik closed public comment.

**APPROVAL OF MINUTES**

**July 12, 2023 Meeting Minutes**  
[07122023\\_PZ\\_Draft\\_Min.pdf](#)

MOTION: Commissioner Lester moved to approve the July 12, 2023 Planning & Zoning Commission Minutes. Commissioner Simpson seconded.

Chair Bailik requested a roll call for passage: Elizabeth Bailik, yes; Ferzan Ahmed, yes; David Lester, yes; Ryan Griffin, yes; and Shaun Simpson. Motion passed.

VOTE:            Y – 5            N – 0            AB – 0

**ITEMS FOR REVIEW**

**SKETCH PLAN REVIEW (2023-19SP)**

**Applicant:**     Drew & Michele DiMaccio  
**Location:**    150 West Case Avenue, Parcel Number 31942602003000  
**Zoning:**        PC - Planned Commercial District  
**Request:**      Review and feedback of a Sketch Plan to construct a new carryout restaurant on a ±0.403-acre site.

1. Staff Report\_El Padrino\_2023-19.pdf
2. El Padrino Completed and Combined App.pdf
3. EL PADRINO SKETCH PLAN - Engineer Comments.pdf

Elise Schellin, Development Planner, presented the Staff Report, which recommends the Commission provide the applicant/owner with comments regarding the above topics and additional items the Commission wishes to discuss. The Commission should indicate whether or not there is support to combine the reviews for Preliminary and Final Development Plans.

Drew DiMaccio, 680 Woods Hollow Lane, Powell, the applicant gave a presentation on the request and answered questions from the Commission.

Chair Bailik opened the floor for public comment on the application. Hearing none, Chair Bailik closed public comment.

Commissioner Lester thanked the applicant for sharing his story. He said the barn-dominium is a unique look and he likes the renderings of the building. He asked if they are planning to have indoor seating or just carryout and the applicant said there will be some seating but it will be more for carryout food.

Commissioner Ahmed likes the renditions. He talked about the site being awkward and may require variances. He asked staff about conversations they will have with the applicant to work out items such as setbacks and staff confirmed they will work with the applicant. He would like to see fencing along the railroad tracks. He is glad to see someone from Powell building their business here.

Commissioner Simpson thanked the applicant, especially as a resident investing in Powell. He recommended he talk with the neighbors to be sure there are not any concerns with lighting, etc. He wondered about whether the applicant has received cost estimates, and if not, how cost could change the plan. He would like to see the path on both sides of the drive.

Commissioner Griffin likes the look of the building and is pleased it was designed by a local architect. He is concerned about the four-sided architecture since it will be seen from Nocterra and is also concerned about fencing with people trying to cross the railroad tracks from his business to Nocterra. He would like to see the sidewalk on both sides of the drive as well.

Chair Bailik thanked the applicant for being at the meeting and talking about the project because it helps the Commission understand what the motivation is for the plan. She agreed it is good to talk with the neighboring residents about the plans. She likes the inclusion of the sidewalk because Powell is a very walkable community. She wondered if they are planning to have and utilize a basement and/or a second floor because those areas could affect the load and parking requirements. She talked about all the amount of details needed before coming back for a combined Preliminary and Final Development Plan.

**OTHER BUSINESS** – None.

**ADJOURNMENT** - Meeting adjourned by consensus at 7:10 p.m.

**MINUTES APPROVED: Wednesday, September 13, 2023**

  
Elizabeth Bailik, Chair  
9/13/23  
Date

  
Pam Friend, Admin. Assistant  
9/13/2023  
Date