



**PLANNING & ZONING COMMISSION  
MEETING MINUTES  
SEPTEMBER 13, 2023**

**CALL TO ORDER/ROLL CALL**

Chair Elizabeth Bailik called the September 13, 2023 Planning & Zoning Commission meeting to order at 6:30 p.m. Commission Members present included, Shaun Simpson, Elizabeth Bailik, Ryan Herchenroether, Ferzan Ahmed, Ryan Griffin and Stephan MacGuidwin. David Lester was absent. Staff included Andy White, City Manager, Jeff Tyler, ACM/Development Director, Claudia Husak, Planning Manager; Elise Schellin, Senior Planner; and Pam Friend, Administrative Assistant. Council members in attendance were Mayor Dan Swartwout and Heather Karr.

**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**

August 9, 2023 Meeting Minutes  
[08092023\\_PZ\\_Draft\\_Min.pdf](#)

Chair Bailik moved to approve the August 9, 2023 Planning & Zoning Commission Minutes with a yes or no vote. All members present signified with a yes vote. Minutes approved by consensus.

**ITEMS FOR REVIEW**

**SKETCH PLAN REVIEW (2023-24SP)**

**Applicant:** Horsepower Farms LLC  
**Location:** 7860 Steitz Road  
**Existing Zoning:** FR1 - Liberty Township Farm Residence District  
**Requested Zoning:** PR- Planned Residence District, City of Powell  
**Request:** Review and feedback of a Sketch Plan to construct seven garage condominiums on a ±6.357 acre lot.

1. [Staff Report\\_HorsePowerFarms2\\_2023-24SP.pdf](#)
2. [Horsepower Farms Phase 2 Combined App.pdf](#)

Elise Schellin, Senior Planner, presented the Staff Report, which recommends the applicant merge all phases of Horsepower Farms (existing and proposed) into a single development annexed into the City with Planned Residence District zoning.

Also, staff is recommending the Commission provide the applicant/owner with comments regarding the following: uses/rezoning, access, setbacks, landscaping, building location, and any other comments by the Commission wishes to discuss.

Chip Vance, Applicant, Horsepower Farms LLC, talked about the current Horsepower Farms site, the vision for the extension of the project and answered questions from the Commission.

Commissioner Herchenroether asked about the ratio of RVs, boats and cars. Mr. Vance said he could not give an exact number but maybe 12 RVs, a boat and the rest are cars.

Commissioner Simpson asked if vehicles set outside the units. Mr. Vance said the bylaws require no vehicle be left outside for more than 72 hours including trailers.

Commissioner Ahmed asked if events are held on the property, and plans for fencing and mounding. Mr. Vance said there are occasional gatherings but nothing past 10:00 p.m. Also, he envisions mounding and a split-rail fence along areas where there is no natural buffer. Further, he talked about the high-tension wires and retention pond they will be adding.

Commissioner Simpson asked if Liberty Fire has reviewed the plan and if the merging of the properties can happen with plan approval. Claudia Husak, Planning Director, said staff has done a preliminary review with Liberty Fire in regards to the Steitz Road access and circulation. Ms. Husak said staff strongly encourages merging the properties as part of this process.

Commissioner Simpson asked about the number of units and lighting, which Mr. Vance responded there would be an additional 63 total units added and the lighting is zero lumens. There are no light poles, all lighting is on the units facing downward.

Commissioner MacGuidwin asked Mr. Vance about his discussions with the neighbors. Mr. Vance walked the neighborhood behind the property and talked with neighbors about what mounding and buffering they would like to see.

Commissioner Griffin asked if mounding will be around the entire property and the neighbor's feedback he is incorporating into the design. Mr. Vance said mounding will primarily be on the east and south side. To the west is high-tension wires and there will be a retention pond. He received suggestions for adding hay style barn doors to the top of the buildings.

Chair Bailik appreciates the applicant talking with neighbors and suggested offering neighboring properties a tour of the current development. She opened the floor for visitors to address the Commission for the Horsepower Farms Sketch Plan request.

Jesse Hunter, 8197 Trail Lake Drive, gave comment in opposition to the proposed project.  
(Golf Village, City of Powell)

David Brock, 2668 Silver Leaf Drive, spoke in opposition to the proposed project.  
(Lakes @ Silver Leaf, Liberty Twp.)

Matthew Hunter, 10657 Dundee Court, spoke in opposition to the proposed project.  
(Wedgewood, Liberty Twp.)

Jerry and Bonnie Goodson, 7956 Steitz Road, spoke in opposition of the proposed project.  
(Liberty Twp.)

Fay Baynton, 8095 Farm Crossing Circle, spoke in support of the proposed project.  
(Former owner of property in question) (Concord Twp.)

Mark Cutler, 7750 Steitz Road, spoke in opposition to the proposed project.  
(Liberty Twp.)

Steven Dzikowski, 7690 Steitz Road, spoke in opposition to the proposed project.  
(Liberty Twp.)

Brandon Cook, 7700 Steitz Road, spoke in opposition to the proposed project.  
(Liberty Twp.)

Greg Davis, 7815 Tree Lake Blvd, spoke in opposition to the proposed project.  
(Scioto Reserve, Concord Twp.)

Robert & Patricia Schneider, 7941 Steitz Road, spoke in opposition to the proposed project.  
(Liberty Twp.)

David Rogers, 3668 Bainbridge Mills Drive, spoke in opposition to the proposed project.  
(Bainbridge Mills Sub., Liberty Twp.)

Blasen Archibald, 161 Charterhouse Court, spoke in opposition to the proposed project.  
(Falcon Ridge, City of Powell)

Joel Staskiewicz, 3140 Ardmore Court, spoke in support of the proposed project.  
(Liberty Lakes, Liberty Twp.)

John Tallarico, 225 Oakham Court, spoke in support of the proposed project.  
(Liberty Hills, City of Powell)

Larry Coolidge, 2559 Jewett Road, spoke in support of the proposed project.  
(Liberty Twp.)

Margo Smith, 4775 Cherry Glen Drive, spoke in opposition to the proposed project.  
(Scioto Reserve, Concord Twp.)

Hearing no other comments, Chair Bailik closed public comment and turned to the Commission for comments for any additional comments.

Commissioner Herchenroether asked staff to clarify the Planned Residents District. Ms. Husak said City of Powell zoning does not have an equivalent to Farm Residential that exist in the Township. The conditional uses in the Planned Residential District include storage for boats and RVs, as well as various other uses. Further, she said residential use on this land is the appropriate district to apply to this site.

Commissioner Herchenroether said the clarification is helpful and explained to those in attendance that there is a process not an automatic approval when looking at projects.



Commissioner Ahmed thanked everyone for their comments, but he had nothing more to add to the discussion with regards to the Sketch Plan review.

Commissioner Simpson does not believe this area is what it once was. Much of the farmland went away when Liberty Township developed the PODs, which made Home Road a major thoroughfare. This project will have a net positive to the school district and tax base. He agrees with the speaker who said it is not a great idea to have residential under power lines, so having non-occupied buildings there is a good fit. He is concerned the L-shaped building is too large, would like to see more mounding/buffering and architectural esthetics added to units.

Commissioner MacGuidwin appreciates neighbors sharing their views, but encourages them to engage Mr. Vance in discussions in order to have a productive dialog. He thinks Horsepower Farms is a unique opportunity for the City of Powell and central Ohio, but does not believe the proposed Sketch Plan fits within the Planned Residential conditional use definition and tends to agree it is more of a Planned Commercial District, however as a community member noted just north is an area zoned commercial and more commercial development is coming to this area.

Commissioner Griffin said in response to someone that spoke in opposition of the expansion, there is no "rubber stamp" decision being made and there is a process which must be followed when approving Planning & Zoning Commission cases. Further, he said Powell is exploding with growth, particularly in this area where they built a new library and other commercial projects. He commented Home Road will be a 5-lane freeway to I-71 at some point, but he does feel this is a forum for what is the best way forward to make the community better.

Chair Bailik said public input is paramount to the success of Powell. She talked about the conditional uses in the Code and the importance of understanding it. Further, she talked about the process and the ultimate decision coming from City Council.

*Note - Brief recess*

## **OTHER BUSINESS**

### **WORKSHOP - Discuss Design Guidelines - Potential Downtown Re-Development**

[Village Green RFQ\\_Draft Final.pdf](#)

[Powell\\_Placemaking\\_090523.pdf](#)

[Powell\\_DesignGuidelines\\_091323.pdf](#)

Jeff Tyler, Assistant City Manager/Community Development Director, talked about a request for RFQ's to look at the potential of re-development of the 12+ acres where the Village Green and municipal building are located. He talked about holding a series of informational workshops so the decision/policy makers could have a pathway forward. He introduced Kim Way and Megha Sinha of NBBJ, a national multi-disciplined design firm, who gave a presentation regarding the potential for downtown re-development. They discussed the need for updated design guidelines and offered three potential ways to go about updating guidelines; *Developer-Led Village Green Master Plan and Urban Design*; *City-Led Process to Update Downtown Design Guidelines Process*; and *Developer-City Collaboration*. These items are for discussion only and not intended to be recommendations. After the presentation there was a discussion between members of City Council, the Planning and Zoning Commission and staff.

## ADJOURNMENT

Commissioner Ahmed moved to adjourn the meeting. Commissioner Griffin seconded. Meeting adjourned by consensus at 9:06 p.m.

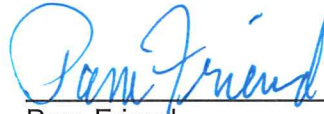
**MINUTES APPROVED:** October 11, 2023



Elizabeth Bailik,  
Chair

11/9/2023

Date



Pam Friend,  
Administrative Assistant

10/11/23

Date