



**PLANNING & ZONING COMMISSION  
MEETING MINUTES  
THURSDAY, NOVEMBER 9, 2023**

**I) CALL TO ORDER/ROLL CALL**

Chair Elizabeth Bailik called the Thursday, November 9, 2023, Planning & Zoning Commission meeting to order at 6:30 p.m. Commission Members also present included; Ryan Herchenroether, David Lester, Ryan Griffin and Stephen MacGuidwin. Absent were Commission Members Shaun Simpson and Ferzan Ahmed. Staff present included; Jeffrey Tyler, Assistant City Manager; Claudia Husak, Planning Manager; Elise Schellin, Senior Planner; and Pam Friend, Administrative Assistant. Also present was Steve Reynolds, SHYFT Collective, City of Powell Architectural Advisor.

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

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

**III) APPROVAL OF MINUTES**

**October 11, 2023 Meeting Minutes**

[10112023 PZ\\_Draft\\_Min.pdf](#)

Chair Bailik asked for an affirmative vote on the October 11, 2023 meeting minutes, which passed by a unanimous vote of all members present.

**IV) ITEMS FOR REVIEW**

**SKETCH PLAN & CERTIFICATE OF APPROPRIATENESS (Case2023-30SP&CA)**

**Applicant:** Tim Lai

**Location:** 50 East Olentangy Street

**Zoning:** DB - Downtown Business District

**Request:** Review and approval of a Certificate of Appropriateness to demolish a vacant structure on the 0.62-acre site, as well as review and feedback of a Sketch Plan to replace the demolished structure with a 13,900-square-foot office building including a rooftop bar.

[1. COhatch\\_Staff Report.pdf](#)

[2. COhatch\\_Submission.pdf](#)

Elise Schellin, Senior Planner, presented the Staff Report, which recommends the Commission review the Sketch Plan with the applicant and provide them with comments during the meeting. The 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. Also, staff recommends the Commission approve a Certificate of Appropriateness for the demolition of the two-story structure located at 50

E. Olentangy Street. No review by HDAC (Historic Downtown Advisory Commission) is warranted, as the building being demolished is not historic to the downtown.

Steve Reynolds, Architectural Advisor, City of Powell, talked about the architecture taking cues from the gabled or angular roofs in the area. He said the height is not much higher than what would be found on a single-family home in downtown Powell. He thinks the form and massing align with the Comprehensive Plan. He would like to see more detail in the middle section to break up the front exterior. He talked about adding the darker metal to the balconies and columns to add interest.

Matt Davis, COhatch, 25 North Street, Dublin, OH 43017, property owner and City of Powell resident, spoke about the project being five years in the making and that he is excited to bring their brand to Powell.

Tim Lai, Tim Lai Architect, 401 W. Town Street, Columbus, OH 43215, applicant and architect for the project, discussed the concept for the plans.

Chair Bailik opened up for public comment.

Chris Freiheit, property owner of 18 N. Liberty Street and 24 E. Olentangy Street, expressed his concern with parking issues the project might create and questioned if a variance will be required, which staff pointed out could be requested once they get through the Sketch Plan. Further, Mr. Freiheit is concerned with the egress from this lot to his property in the rear.

Ms. Husak acknowledged further work would need to be done to incorporate the egress and Mr. Tyler explained the City is contemplating a connector of Scioto Street from Liberty to Grace Drive. As this project moves forward the City will work with the developer to figure out the best way forward regarding access.

Mr. Freiheit said while this is an encouraging future development, he purchased an egress through the lot in question, which he is not likely to give away. Mr. Davis said he will not deny Mr. Freiheit access to his land and they would certainly meet with him to talk about the parking plans.

Hearing no other public comment, Chair Bailik closed public comment.

Commissioner Griffin said the building concept looks great. He questioned the number of people that could be working there and wondered about the need for valet parking. Mr. Davis acknowledged parking in downtown Powell has been an issue, but feels it's the easiest problem to solve. He is committed to help fix the parking issue, but pointed out there are roughly 300 spots each night that go unused by the public because they are blocked off.

Mr. Tyler discussed the economic development incentive agreement City Council has approved for this particular location in regards to a shared parking agreement. He talked about the CIP process and plans for additional parking with monies for design being contemplated for 2024 with a start date of 2025, which will coincide nicely with the

COhatch plan. He said the City will work with Mr. Freiheit and other property owners to ensure this works for everyone.

Commissioner Griffin asked about access to the rooftop bar. Mr. Davis said there is an interior staircase and elevator. He is not sure the exterior staircase can be included in the plan due to fire code.

Commissioner MacGuidwin thinks this is going to be a great addition to the community and thanked the applicant for working to bring it to downtown Powell. He feels it completely aligns with the Comprehensive Plan. He's curious why there is a 20-foot setback in the Code, because he feels a 5-foot setback would be consistent with most of downtown. He is excited about the design, but would like to see consideration given to the egress to the lot behind this property at the next review.

Commissioner Lester commented with the plans being developed for downtown there will not be a serious parking issue in the coming years. He feels this is a great plan, and understands it is going to change, but supports getting the demolition of the current building moving. Mr. Davis commented the current building is almost invisible and with this new structure it will activate the view looking east.

Commissioner Herchenroether congratulated Mr. Davis and said a sealed mass timber building is probably the most expensive to build. He encouraged him not to make it too luxurious. He said what's needed is non-retail commercial and he would like to see the rent be somewhat reasonable. He likes the setback of the third floor and the use of glass makes it non-imposing. He agrees with Mr. Lester and Mr. Tyler's point that approving projects like this it shows that downtown does have a future in a different way than in the past. He asked if they will be leasing the bar space. Mr. Davis said it will be run by his restaurant group as a cocktail bar only.

Chair Bailik agrees with much of what the other Commissioners said and the concept is great for Powell. She does feel from looking over the other COhatch locations this design is missing a combination of textures and noticed at other locations they would draw from surrounding buildings, then add a unique spin. She knows they want to stand out, but she feels it stands out a little too much. She appreciates them looking at shared parking. Mr. Davis said of the 38 locations only one other is a new build and that is the difference she is seeing as far as old brick or old stone textures.

MOTION: Commissioner Herchenroether moved to approve a Certificate of Appropriateness for Case 2023-30 SP&CA by applicant Tim Lai on behalf of developer COhatch LLC for the proposed demolition of 50 E. Olentangy Street, a vacant two-story structure to be replaced with a 13,900 square-foot office building with a rooftop bar. Commissioner Griffin seconded.

Chair Bailik requested a roll call for passage. Commissioner Herchenroether, yes; Commissioner Lester, yes; Commissioner Griffin, yes; Commissioner MacGuidwin, yes; and Chair Bailik, yes. Motion passed by a unanimous vote of all members present.

VOTE:            Y – 5            N – 0            AB – 0

**V) OTHER BUSINESS**

Ms. Husak said the next meeting is scheduled for December 13, 2024, however they are not aware of any applications at this time.

Mr. Tyler announced this is the last meeting for Pam Friend as she will be leaving the City. He thanked her for being an asset to the City of Powell and the development team.

**VI) ADJOURNMENT**

Chair Bailik moved to adjourn the meeting at 7:24 p.m.

**MINUTES APPROVED: WEDNESDAY, DECEMBER 13, 2024**

DocuSigned by:

*Elizabeth Bailik*

12/14/2023

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Elizabeth Bailik,  
Chair

Date

DocuSigned by:

*Elaine McCloskey*

12/15/2023

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Elaine McCloskey,  
City Clerk

Date