

**MINUTES
PLANNING AND ZONING COMMISSION
SEPTEMBER 26, 2001**

A regular meeting of the Village of Powell Planning and Zoning Commission was held on September 26, 2001, and called to order at 7:30 p.m. by Chairman Don Emerick. Other Planning and Zoning Commissioners present were Dave Lackey, Dan Wiencek, Kelvin Trefz, Tom Counts, and Roger Coville. Robert Cohen was absent. Also present were David Betz, Director of Development; Dawn Nauman, Planning and Zoning Clerk; Shawn Leininger, Development Planner, residents and representatives of the press.

HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

APPROVAL OF MINUTES

The minutes of September 12, 2001 were approved as printed.

COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN

Applicant: HER REALTORS
Location: Murphy Property Commercial, West Olentangy Street, West of Murphy Parkway
Zoning: PC, Planned Commercial District
Request: Approval Of Combined Preliminary And Final Development Plan For an 11,000 Sq. Ft. Office Building on .99 Acres.

David Betz, Director of Development, gave his Staff Report on this issue (Exhibit 1). He reviewed the preliminary plan for this property that came through when the Murphy Party Barn property was rezoned. He said that tonight's agenda includes two of the commercial lots that were part of this plan, and it is a benefit to review both sites at the same time. He said the original zoning plan identified more individual buildings than this plan. He reviewed the concept elevation for this property. At Commissioner Wiencek's request, Mr. Betz compared the footprint of this building to the Aeroflex Lintek building, also located in Powell.

Mr. Betz reviewed a photograph and identified the possible lost trees with this development. Commissioner Wiencek asked how many trees might be lost along the front in the future due to the need for a deceleration lane. Mr. Betz said that that the current plan is only to restripe Powell Road rather than widen it, but any future widening may have such an impact. He reviewed another photograph identifying the trees that will be lost with the access drive to the rear. Mr. Betz reviewed that the intention has been to keep the existing shelter building on the park site, however, more trees could be saved if the shelter building were removed and the access drive relocated. He said this would remove some green space directly west of the shelter and require building and relocating a new shelter. Commissioner Wiencek asked if the trees that would be saved are in the park or on the applicant's property. Mr. Betz said they are along the property line, with the larger ones on the applicant's property. Mr. Leininger said the anticipated tree replacement without relocating the access drive would be 172 inches, resulting in thousands of dollars of cost that could otherwise be saved.

Mr. Betz said that Staff has asked the applicant to reduce the setback from 60 feet to 40 feet to provide the rear access drive. He said this would provide more of a sense of being in the City than the Township. He said that having the parking in the rear would create more green space in the front of the building. He reviewed a Staff re-designed proposal for access and parking (Exhibit 2), and noted that the applicant has only had a chance to look at it this evening. Commissioner Lackey asked how the new design would effect parking or access to parking on the east side of the building. He noted that if there is no parking available on one side of the building, the access drive would need to be used to access the other side. Mr. Betz said that he doesn't think that will be a problem.

Commissioner Wiencek suggested removing the center access drive from that proposed by Mr. Betz and creating a U-shaped drive at the rear of the development to improve the circulation within the parking lot and also lessen the amount of driveway. He said it would also increase green space between the parcel farthest to the west and the HER property. Mr. Betz said that could result in the applicant losing 5-6 parking spaces. He said he doesn't think the access drive will be that heavily used.

Commissioner Emerick opened this item to public comment. Hearing none, he closed the public comment section.

Harley E. Rouda, Sr., HER, said that Mr. Betz's redesign would necessitate speed bumps in the drive to keep people from using their lot to cut from Powell Road to Murphy Parkway.

Commissioner Coville said there was a discussion at last week's meeting regarding how to fit automotive buildings on a parcel and still maximize parking. He said he is getting the sense that the applicant is trying to fit as much as they can onto the site. He asked if the building could be reduced to one story and the parking reduced. Mr. Betz said that no matter what, the applicant needs the square footage. Changing it to one story would only spread it out, and require a lot half again in size. Commissioner Coville said that this much square footage, parking, and roadways is inappropriate for this site. He said that he doubts the massive brick building proposed is consistent with the conceptual drawings.

Commissioner Wiencek provided pictures of the applicant's Dublin building to the Commission. He said that he believes this building is rather large for the lot and large for the City. He said the Comprehensive Plan says to "encourage a more pedestrian scale environment....(of) small scale non-residential uses and an emphasis on civic design." "Land use development should focus at a smaller village scale rather than a larger regional scale. Village scale means a smaller scale, typical to a small-town atmosphere." He said he doesn't think this building fits that description. He said it fits well in Dublin, but it is too big for this site. He said while the front elevation of this building may approximate the size of a house in Falcon Ridge or Chambers Glen, those homes are not 120 feet deep. He said such a building would change the small-town atmosphere the City has been striving to maintain.

Commissioner Counts said that one often sees lots of barns in small villages, and people forget how massive they are. He said his personal concern about this building is that it is brick and colonial-looking. He said the façade could be changed to make it look more like buildings akin to a village and barns around them. He said that he would prefer to preserve trees rather than the shelter that could be replicated.

Commissioner Lackey agreed that the building appears to be massive and the style would not fit in Powell. He said he likes the way the architecture has been handled to make it look less massive from the street, but he is still unsure whether it will fit.

Commissioner Trefz asked if the bikepath and white fence will be included on the final plan. Mr. Betz said that Staff needs to work with the applicant on the exact location. Commissioner Trefz said the handicap spaces are located on the west side of the building, but he didn't notice any curb cuts for access ramps to the front sidewalk. Mr. Betz said that ADA compliance will be reviewed with the final engineering plan. Commissioner Trefz noted that there is no elevator, and asked if there has to be one. Mr. Betz said there does not. Commissioner Trefz asked about specific ADA compliance details. Mr. Betz said that those issues are reviewed thoroughly during the building permit process, and are typically not discussed at this point. Commissioner Trefz asked if a landscaping plan will be submitted. Mr. Betz said that it will need to be reviewed by the Commission, but at this time, Staff is trying to nail down the bigger issue of tree location. Commissioner Trefz said he is in favor of saving the trees over the shelter. He said a pole barn can be easily erected. He said he will save his comments on landscaping for a later time.

Commissioner Emerick commended Staff for their work on the revised layout. He said that he would also rather save trees than the shelter building.

Mr. Betz said it seems to him that the bigger issue is whether the building is the right fit for the City in relation to this location and what Powell is trying to accomplish.

Commissioner Lackey asked if a change in style could change anyone's opinion. Commissioner Counts said he doesn't have a problem with the footprint, because it is mostly in the back. He said that his concern is the architecture. He said he doesn't think it fits in with the small Village design of the area. Commissioner Wiencek asked if the applicant has considered any design other than brick or stone and stucco. Jim Rouda, HER, said they would prefer an all-brick building. He showed a picture of their brick building in Westerville, which is 17,000 sq. ft on 1.25 acre.

Commissioner Wiencek noted that Powell would benefit from substantial income tax revenue from this business if it were to develop in the City. He asked for a straw poll on whether the building would pass with different architecture.

Commissioner Coville said he could approve the size of this building. Commissioner Counts said he would approve the size, but the architecture is a problem. Commissioner Trefz said he is more concerned about architecture and landscape. Commissioner Wiencek said he is currently opposed to the size, but he is not saying

his mind can't be changed. Commissioner Lackey said he might be able to approve the size with the appropriate architecture. Commissioner Emerick said he could approve the size with different architecture and adequate landscaping to break up the massive size.

Jim Rouda asked the Commission to provide details on architecture they think is appropriate.

Commissioner Counts said he would support a more barn-style or Victorian Farmhouse type look. He said that brick could be used, but not in such a colonial manner. Commissioner Trefz said he typically does not like barns, especially those with mansard roofs. He suggested that a hipped roof might change the current design enough. He said he likes brick, but this design has too much. He questioned the type of windows that are proposed. He said they might change the entryway portion to break up the all brick front.

Larry Folk, HER architect, said the building façade could be the French county look, old barn look, country style, stone and stucco, or more. The roof could be hipped, Dutch hips, etc, metal, etc. He said the window locations are currently based on the offices inside, but some could be moved. He said that they can incorporate brick banding underneath the windows and carry the same theme across the upper windows.

Commissioner Wiencek said there are currently two concerns, the architecture and the size of the building. He said that some things can impact the size of the building, but they are discussing the front and the biggest concern is the rear. He asked how that could be made to look smaller. Mr. Folk said that the reason for the gables on the side elevation is to break up the roof. Commissioner Wiencek asked if the applicant would prefer to stay with this design for economic reasons. He asked if a U-shaped building with a courtyard could be considered. Mr. Folk said the center hall works well for the applicant and allows flexibility for how the offices are used.

Commissioner Trefz asked if a gable could be installed on the side elevation to break up the roof line. Mr. Folk said it could. Commissioner Lackey suggested varying materials along the long elevation. Mr. Folk said they would propose a low maintenance siding material along with brick. Commissioner Trefz suggested stone verses siding. Commissioner Counts said he thinks a variety of materials makes a lot of sense.

Mr. Betz said that the Commission could take cues from the Historic District Commission, where there are river stone foundations, and rather than colonial-style windows, 2/2 double-hung windows with no shutters are utilized. He said a cement fiber siding like Hardiplank could provide a more clapboard look with the stone foundation. He said the brick could still used in the center in addition to those other materials. Mr. Betz said that wood trim or no trim could be used and the windows broken into smaller ones.

Commissioner Wiencek noted that the Village Academy proposed addition had the old schoolhouse look, which he feels would be appropriate. Commissioner Counts said he thinks that is a good example, as such a large building would occur in a small village. He noted that such buildings are brick. Mr. Betz said that proposal also had a standing-seam metal roof. Mr. Betz said that the architectural advisor for the Commission is currently out of town, but he can review the plan.

The Commission concurred that it is less important to save the shelter building than the trees. Commissioner Wiencek asked that a u-shaped parking lot be considered.

After further discussion, the Commission concurred that the schoolhouse look is more appropriate.

MOTION: Commissioner Lackey moved to table the HER application until October 10. Commissioner Trefz seconded the motion. The motion was approved. Yes: Lackey, Coville, Counts, Trefz, Wiencek, Emerick.

SKETCH PLAN

**Applicant: AVALONE SWIM CLUB
(ASK WATER SPORTS)**

Location: Murphy Property Commercial, West Olentangy street, West of Murphy Parkway

Zoning: PC, Planned Commercial District

Request: Review of a Sketch Plan for an 8,050 sq. ft. indoor swim club with office and retail space on .99 acres

David Betz, Director of Development, gave his Staff Report on this issue (Exhibit 1). He reviewed that this site is located immediately to the West of the HER site. Another commercial use will be reviewed later to the west of this parcel, and to the west of that is Colonial Fireplace and United Dairy Farmers. He noted that Colonial Fireplace and UDF sit closer to the road, and that this applicant has requested a 40-foot rather than 60-foot setback. Mr. Betz said this would be an exciting use for Powell, and the first of its kind in the State. He said this facility would provide swim and scuba lessons. He said that Staff has made a suggestion for revised site plan (Exhibit 3) that saves a few more trees, improves access, and provides a better and safer layout. He said it helps coordinate with the HER plan.

Jim Clarke, Architect, said that he and the applicant feel they can work with Staff's recommendation. He said it helps them because it turns the building so that it is not "longways up against the road." He said it is a little nicer, and scales down the building. Mr. Clarke said that using a 6:12 slope on the roof is not a problem. He said the buildings across the street (4-Floors, and the strip center) are also split face and have rough cut. He said they are considering using a base with wood or stone and bands of colors.

Commissioner Emerick opened this item to public comment. Hearing none, he closed the public comment session.

Commissioner Wiencek said that many of the comments on the previous application will be applicable here. He said this building is different in that it is not all two stories and can be broken up. He said he likes Staff's recommendation. He said he is concerned about the use of split face block, which is "pretty industrial looking" and Powell doesn't even have much of it in the industrial area. He said if they end up with a school house building next door for the HER development, this could be the gymnasium. Carol Kender, applicant, asked about the barn style. Mr. Betz said he thinks that would be very appropriate. Commissioner Wiencek asked why 20-foot ceilings are needed over an indoor pool. Mr. Clarke said that could be lowered slightly, but there is a mezzanine space planned overhead where parents can watch their children.

Commissioner Wiencek said he is not "hung up on a 6:12 pitch." He said this is a fairly large building, and a 4:12 pitch would drop it down, and depending on the architectural style, that may be more appropriate.

Commissioner Trefz echoed Commissioner Wiencek's comment about split face block. He said that he is also concerned about the aluminum around the windows. Mr. Clarke said those windows are reflecting those across the street on the shopping center. Commissioner Trefz said the applicant should steer further away from the shopping center and more toward the school house. He said he likes modern buildings, but not in Powell.

Commissioner Wiencek asked what type of windows are proposed. Mr. Clarke said the applicant wants the windows to be clear so that one can see the activity driving by. He said the windows could be raised slightly. Commissioner Emerick asked if that will create a lot of light shining through at night. Mr. Clarke said they are planning on "down lights" and others further inside. There will be additional lights on the back end for security reasons.

Commissioner Trefz asked what type of night classes they are proposing. Ms. Kender described classes 8:00 a.m. – 8:00 p.m. daily, with scuba and swimming classes in the evening. She said there is no community facility in Central Ohio area that teaches swimming on a regular basis and is open to the public all the time. He said they are proposing an Olympic pool, and the high ceiling is needed to keep it from being claustrophobic. She said the room size will match the pool. She said that turning the building will probably eliminate many windows on the west side of the building because they won't be visible. She said that regarding the materials, she is concerned that she can't afford a more expensive material than split face block.

Commissioner Counts said he is also concerned about the look, but much can be achieved with the design and materials. He said he approves of Staff's recommendation for moving the building. Commissioner Lackey said that he doesn't have a problem with a barn look, which would be consistent with what this property was, the Murphy Party Barn site. He said he is conscious of cost concerns, but he wants to move away from split-face block as much as possible. Mr. Clarke suggested that a stucco band or alternative texture be considered.

Commissioner Lackey said that it is important that the design works because of its unique purpose. He said he has seen many buildings that were so unique in either design or purpose, that if the business failed, the building

sat vacant for years because it would take a lot of work to change the building for the next user. He said he would like to make it so that it is economic and the applicant can stay for years to come.

Ms. Kender said that concrete block is the best material for a swimming pool building. She suggested applying stucco to the building. Commissioner Wiencek said that is a lot of stucco, and there are other ways to cover concrete block. Mr. Betz suggested siding on the one story piece in combination with stucco and brick. He said that stucco and siding is common on many houses in Powell.

Commissioner Emerick that there is a concept that has been approved for the whole development, and he doesn't want that to be thrown out the window for each individual building.

Commissioner Coville said that most barns are built in stages, and the use of a mix of materials would be appropriate. He said this type of building may lend itself to a raised seam roof. He suggested the applicant look at a way to make it appear old rather than a very modern all glass building. He suggested a train depot theme. He said that he understands the concerns about cost, and said this may be a matter of just covering over brick that needs to be worked on. He said he is excited to see this facility proposed for Powell. He said he has no problem with the size. He said his main objection with the prior applicant was that it is a massive brick structure right on one of the main entrances to the community. He said now that this one has been turned as recommended by Staff, it is not as massive. He agreed with previous comments about the roof line.

Commissioner Wiencek said that this building is actually longer than HER's proposal. Commissioner Coville said that this, however, is not facing Powell Road. Commissioner Wiencek said the concern is how to break up the facility, and landscaping should be considered.

Commissioner Coville asked if the 36-inch ash tree is worth saving. Mr. Betz said that it actually would probably be better off gone due to it's present condition.

Ms. Kender said they are considering a frame building for the single-story portion and the pool in concrete block. That would allow more creativity with the exterior.

OTHER COMMISSION BUSINESS

Next Meeting: October 10, 2001

ADJOURNMENT

The Commission adjourned at 9:20 p.m.

DATE MINUTES APPROVED: October 10, 2001

 *10-24-01*

Don Emerick
Chairman

Date

