

**MINUTES
PLANNING AND ZONING COMMISSION
DECEMBER 12, 2001**

A regular meeting of the City of Powell Planning and Zoning Commission was held on December 12, 2001, and called to order at 7:29 p.m. by Vice-Chairman Dave Lackey. Other Planning and Zoning Commissioners present were Tom Counts, Dan Wiencek, Roger Coville, Rob Cohen, and Kelvin Trefz. Chairman Don Emerick was absent. Also present were David Betz, Director of Development; Shawn Leininger, Development Planner; Emil Slavik, Planning and Zoning Commission Architectural Advisor; residents and representatives of the press.

HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

There was none.

APPROVAL OF MINUTES

The minutes of November 14, 2001 were approved as printed.

CERTIFICATE OF APPROPRIATENESS

Applicant: Vincent Margello
Location: Village Pointe Office Campus, Village Pointe Drive (behind Village Pointe Shopping Center)
Zoning: PC, Planned Commercial District
Request: Review of tenant panel signs to be erected at access points along Village Pointe Drive on two separate parcels

Dave Ison, attorney for the applicant, and Vince Margello were present to discuss the application. Mr. Ison presented the application. He addressed the visibility problems presented at the site as it is located behind Village Pointe Shopping Center off Village Pointe Drive.

David Betz presented the Staff Report. He discussed the history of the site including the possibility of future extensions of Village Pointe Drive and West Case Street. Mr. Betz stated that Staff is in support of the signs however issues such as size and location need to be worked out. He added that the applicant will reduce the size of the sign at the northern most point as there are only 8 possible tenants for a 20 tenant panel sign. He commented that they could be located in the right-of-way with P&Z and Council approval or placed at the edge of the right-of-way. Mr. Betz indicated that the location and size of signs are divergences from the Planning and Zoning Code.

Dan Wiencek questioned whether the existing sign in front of Village Pointe Shopping Center at the corner of Olentangy Street was a variance. Mr. Betz stated it was a variance and was approved with the Village Pointe Shopping Center.

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

Commissioner Lackey questioned the ability to turn the signs sideways to allow the signs to be placed outside of the right-of-way. Vince Margello stated that doing so would defeat the purpose of the sign. He added that the sign at Olentangy Street directs people to turn back to the office center and these signs will attempt to direct people to exactly where they need to go. Mr. Margello stated that customers/clients currently drive around the center until they find where they are suppose to be.

Dan Wiencek questioned the limitations on wall signs for each tenant. Mr. Margello stated that tenants have been permitted to stencil their logos on the doors. David Betz stated the development plan does not address wall signage. However, he added that tenants have erected wall signs and have unintentionally adopted a template sign design. Dave Ison stated that the lease does permit wall signs with the approval of the Mr. Margello. David Betz asked if Vince would be against placing a maximum 6 square feet restriction on wall signs. Mr. Margello stated he would not.

Commissioner Wiencek asked if the first sign could be split and placed on both sides of the access drive. Mr. Margello stated it could but would not be visible as landscaping and the mailbox are located on the south side.

There was some discussion on the size of the sign and the tenant panels.

Commissioner Lackey questioned the Commission for their thoughts on the location and size of the sign. Tom Counts stated there is essentially no room for the sign unless it is placed in the right-of-way so the issue is a matter of size.

Roger Coville asked for clarification on why the signs cannot be broken into three signs and add the address range to the signs. Dan Ison stated there are only two entrances that have office storefronts; the other entrances are rear access and delivery points. He added that having two signs at one entrance would create confusion by giving the driver too much to look at while driving. Mr. Ison stated they could add the address ranges to the sign regardless.

Commissioner Coville stated he is concerned with an 8 feet tall structure internally illuminated. Mr. Betz stated the only light to be emitted would be from the letters as the rest of the sign is opaque.

Commissioner Lackey questioned the frequency of varying the sign code for larger sized signs. David Betz stated it has not happened very often. He added that Grace Plaza is the only one he can recall. Mr. Betz indicated that approval was based on unique site conditions which there are in this case with Village Pointe Drive not being extended as originally planned.

Commissioner Wienczek questioned the ability to lower the sign a foot by eliminating Village Pointe Office Center from the top of the sign.

Vince Margello stated that he donated the street thinking the road would be extended to the north. He asked the Commission to not place a hardship on him because there is right-of-way. Commissioner Wienczek said they are not concerned about the right-of-way but rather the size of the sign.

Mr. Margello stated that he does not need to have Village Pointe Office Center on the sign. Tom Counts added that he would like to see it removed.

Commissioner Lackey asked if there were any objections to what is being proposed. There were none.

MOTION: Commission Wienczek moved to approve the Certificate of Appropriateness for Village Pointe Office Center with the following conditions:

1. **Remove the Village Pointe Office Campus text from the top of the signs.**
2. **Stone, similar to the existing sign at Olentangy Street, be added to the bases of the sign.**
3. **Allow the signs to be located in the right-of-way at an encroachment distance to be determined by Staff.**

Commission Coville seconded the motion. The motion was approved. Yes: Lackey, Coville, Counts, Cohen, Trefz, and Wienczek. No: (none).

ZONING MAP AMENDMENT

Applicant: Jeff Voss
Location: 10136 Sawmill Road
Present Zoning: Liberty Township Planned Commercial District
Proposed Zoning: Planned Commercial District (recently annexed)
Request: Approval of Zoning Map Amendment to the PC, Planned Commercial District

Robert Albright, attorney for the applicant, and Jeff Voss, were present to discuss the application. Mr. Albright stated the zoning text should be changed where it references the setback of the proposed 7,000 square foot building. He indicated it currently states a zero setback to the west and will be 5 feet, at the request of Staff. Also, where the text references outdoor display of recreation equipment there will be no display in front of the building but rather to the south and north of the building. Mr. Albright added that tractors, two or three, will be displayed out front and recreational vehicles will be stored at the rear of the property. He stated Mr. Voss does not sell recreational vehicles but does store his and another's on site.

Mr. Albright stated that there are currently 44 pine trees screening the north side of the property and there are several signs on the site. A sign report will be given to Staff.

David Betz presented the Staff Report. He discussed the site plan, including the proposed building, the location of storage and display areas, and the cellular tower. Mr. Betz discussed the need for a sign plan to prevent any additional signage without Staff approval.

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

Commissioner Trefz questioned the propane tank and its location as to whether it was a safe distance from buildings and people. Mr. Voss stated he has obtained the necessary permits from the State of Ohio, is located a safe distance away from buildings, and is properly protected from vehicles.

Commissioner Trefz questioned whether the proposed building would be located at a safe distance from the propane tanks. Mr. Voss stated he is not sure but will check with the State at the necessary time.

A discussion ensued regarding the existing landscaping and the location of screening along the west and north property lines.

Commissioner Cohen questioned the Staff comment (Staff Report) regarding storage of recreation vehicles being in an enclosed storage and whether the Commission needs to approve enclosed storage. Mr. Betz stated that enclosed storage does not need to be approved by the Commission but outdoor storage does.

Commissioner Cohen questioned the height and zoning requirements of the cellular tower. Mr. Voss stated the tower is a monopole and is no taller than 180 feet. He added the tower is located on his property since the tower company was looking at his site or the site behind him and he simply decided if he had to look at it he was going to get paid for it. Commissioner Cohen asked if any height could be added to the pole. David Betz stated it would require the approval of the Commission.

A lengthy discussion ensued regarding changes to the zoning text. A copy of the changes suggested, and subsequently approved, is maintained in the Zoning Map Amendment file for this property and is attached to the Council Ordinance.

Commissioner Wiencek requested a landscape plan be submitted to document the existing vegetation. Mr. Betz suggested the plan be submitted with the development plan for the new building. Commissioner Wiencek agreed.

Commission Lackey asked if there were other questions or comments. There were none.

MOTION: Commissioner Wiencek moved to approve the Zoning Map Amendment for 10136 Sawmill Road with the following conditions,

1. **That the development text be amended as noted.**
2. **That the applicant submit a sign plan to the Planning and Zoning Commission.**
3. **That the applicant submit a development plan as required for the construction of the future building.**

Commissioner Trefz seconded the motion. The motion was approved. Yes: Lackey, Coville, Counts, Cohen, Trefz, and Wiencek. No: (none).

***Due to the absence of the applicant for the sixth item on the agenda, the agenda was modified to hear the seventh item first, then the sixth.

COMBINED PRELIMINARY AND FINAL DEVELOPMENT 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 Combined Preliminary and Final Development Plan for a 9,540 sq. ft.
indoor swim club with office and retail space on .99 acres**

Jim Clarke, architect, and Carol Kender were present to discuss the application. Jim Clarke discussed the changes to the rear access drive, the engineering of the site, and the design of the building. Mr. Clarke presented a wall sign that will be installed on the building.

Dave Betz presented the Staff Report. He discussed the changes to the rear access drive as the result of meeting with an arborist. He added the rear parking has been shifted to the north to preserve the trees along the south property line.

Commissioner Lackey asked Emil Slavik if he had any comments regarding the architecture of the proposal. Mr. Slavik stated he addressed his comments at the previous meeting.

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

Commissioner Wiencek asked if the applicant had obtained a cost analysis of a standing seam metal roof versus asphalt shingles. Jim Clarke stated the standing seam metal roof is an alternate in the bid packets and will be presented at a later date. Commissioner Wiencek stated he is inclined to require the metal roof. Mr. Clarke disagreed as the HER building next door was not required. Commissioner Wiencek stated he requested the metal roof for HER however it was determined the asphalt shingles were more appropriate for that design of building.

Carol Kender addressed the issue of costs versus her loan agreement with the bank.

Commissioner Trefz stated he would like to see standing seam metal but is not inclined to require it until he sees a cost analysis. He also questioned the connection of a sidewalk leading from the building to the bikepath along Olentangy Street. Mr. Betz stated there is not one proposed. Commissioner Trefz indicated he would like to see a sidewalk connection beginning where the flagpole is located.

Commissioner Trefz questioned if there will be a dumpster located on the site. Jim Clarke stated residential type roll out containers will be utilized. He added they do not have that much waste.

Commissioner Coville agreed that he would also like to see a standing seam metal roof but would like to wait for cost estimates.

Commissioner Counts questioned the safety of a serpentine drive snaking through this site from the site to the west. Mr. Betz stated the parcel to west has right-in/right-out access point so only those wishing to make a left turn will use the rear drive. He added he does not anticipate much traffic nor a safety concern.

Commissioner Lackey asked Emil Slavik if he had any comments regarding the issue of standing seam versus metal. Mr. Slavik stated changing the roof type will change the structure of the roof and thus change the cost, generally higher for standing seam. He added this appears as collection of buildings and therefore a variety of roof types would be more appropriate. Commissioner Lackey asked if a mixture of roof types would cost more. Mr. Slavik said it would definitely cost more.

Carol Kender asked if varying the color of asphalt shingle would achieve the same effect. Commissioner Counts stated he is not in favor of a patchwork of asphalt. Commissioner Trefz questioned if there were any products that mimic a standing seam metal roof. Emil Slavik stated there is however it still could add significant cost to the project.

Commissioner Counts asked if the Commission could defer this issue to a later date. Mr. Betz stated the Commission could approve this with the condition the roof material be brought back for approval.

Commissioner Lackey questioned the siding material. Mr. Clarke said they are investigating both cement-fiber and wood in terms of cost, maintenance, and shrinkage on a moist building. Emil Slavik and David Betz both stated they would prefer cement-fiber.

Commissioner Wiencek asked if some type of limit should be placed on the occupancy. Mr. Betz stated the occupancy load is based on the building and building code. Commissioner Wiencek stated he does not want to see the parking lot overflow into the park lot. Mr. Betz stated it would not be an issue.

Commissioner Lackey asked if there were other questions or comments. There were none.

MOTION: Commissioner Wiencek moved to approve the Combined Preliminary and Final Development Plan for Avalon Swim Club (ASK Watersports) with the following conditions,

1. That the wall sign is approved as submitted.
2. That the parking spaces reflect the typical 19' length rather than 20'.
3. That the access drives at the south side of the property be coordinated by Staff to reduce the amount of tree removal.
4. That a lighting plan be submitted for approval by Staff.
5. That the final color and material palette be submitted for review by the Planning and Zoning Commission.
6. That a sidewalk be installed to connect the building to the bikepath along the front of the property.
7. That the door on the south elevation be a paneled door.
8. That the roofing material be reviewed and approved by the Planning and Zoning Commission

Commissioner Counts seconded the motion. The motion was approved. Yes: Lackey, Coville, Counts, Trefz, and Wiencek. No: Cohen.

CERTIFICATE OF APPROPRIATENESS

Applicant: Triangle Real Estate Services
Location: Villages of Murphy Park, Murphy Parkway and Grey Oaks Drive
Zoning: PR, Planned Residence District

Request: Review of entry features for Villages of Murphy Park

The applicant was not present to discuss the application. David Betz presented the Staff Report and the application. He stated this entry feature was part of the final development plan for the Murphy condos. He added that Staff does recommend landscaping be placed around the base of sign.

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

Commissioner Trefz questioned whether the sign would be lighted. Mr. Betz stated that he does not believe it will be, however there are street lights at both sides of the access into the condos that will provide indirect light to the sign.

Commissioner Lackey asked if there were other questions or comments. There were none.

MOTION: Commissioner Wiencek moved to approve the Certificate of Appropriateness for the Villages of Murphy Park entry feature with the following conditions,

1. **That a landscape plan be submitted and approved by Staff.**

Commissioner Trefz seconded the motion. The motion was approved. Yes: Lackey, Coville, Counts, Trefz, and Wiencek. No: (none). Abstain: Cohen.

OTHER COMMISSION BUSINESS

Several members will be leaving the Commission (Cohen, Lackey, and Trefz). Rob Cohen will stay until a new member is appointed. Emil Slavik offered to be made an interim Commissioner until the membership is filled.

Next Meeting: January 9, 2002

ADJOURNMENT

The Commission adjourned at 9:27 p.m.

DATE MINUTES APPROVED: January 9, 2002



David Lackey
Vice-Chairman

3.5.02
Date