

**MINUTES
PLANNING AND ZONING COMMISSION
AUGUST 29, 2002**

A special meeting of the City of Powell Planning and Zoning Commission was held on August 29, 2002, and called to order at 7:30 p.m. by Chairman Don Emerick. Other Planning and Zoning Commissioners present were Kevin Futryk, Dan Wiencek, Don De Palma, Tom Counts, Roger Coville, and Brian Murphy. Also present were David Betz, Director of Development; Dawn Nauman, Clerk to the Planning and Zoning Commission; residents; and representatives of the press.

HEARING OF VISITORS FOR ITEMS THAT ARE NOT ON THE AGENDA

There were none.

APPROVAL OF MINUTES

There were no minutes to consider.

AMENDMENT TO APPROVED DEVELOPMENT PLAN

Applicant: Signcom for M/I Homes
Location: The Fairways at Golf Village
Zoning: PR, Planned Residence District
Request: Approval of Minor Amendment to the Township Zoning Plan for Golf Village for permanent subdivision entrance features.

David Betz, Director of Development, reviewed that this development was approved without signs interior to the individual subdivisions. He reviewed the proposed sign, pillars and two-foot stone walls and landscaping. He said that these signs are proposed within existing easements, outside of the right of way.

Bruce Summerfelt, Signcom, was present on behalf of Blendon Gardens, who is handling the landscape architecture for this area of the Golf Village Development. He said they would like to install entry features to designate individual parts of the development, particularly for M/I Homes. Mr. Summerfelt said the sign has been designed to match the development plan criteria. He said that the signage for the Estates of Golf Village will differ slightly from that being reviewed this evening.

Commissioner Wiencek asked where are the existing approved signs. Mr. Betz identified. Commissioner Wiencek asked why these signs weren't approved at the same time as those on the entry at Sawmill. Mr. Betz said that they were apparently always planned, but they didn't go through the Township approval process. Mr. Summerfelt said at the time, it was unclear how the lots would be split up. Mr. Betz agreed. Mr. Summerfelt said that he thinks other builders will be before the Planning and Zoning Commission to request approval for their own signs.

Commissioner Wiencek asked how these signs relate visually to the sign that will be out on Sawmill. Mr. Betz said they are similar with the stone pillar. They have more or less the same design, except they are tied in with a three-rail fence. They are made of the same stone, with a little stone wall and landscaping in between. Commissioner Wiencek asked how they will deal with the fact that there are apparently two different housing developments on the same street. Mr. Betz said he is unsure, as they haven't come in with a specific sign design at this time. He said he thinks they just say "Golf Village" and include the round medallion.

MOTION: Commissioner Wiencek moved to approve the amendment to the approved development plan. Commissioner Counts seconded the motion. The motion was approved. Yes: Emerick, Futryk, Murphy, Wiencek, Counts, Coville, De Palma.

AMENDMENT TO APPROVED DEVELOPMENT PLAN

Applicant: Signcom for Newbury Homes
Location: The Estates at Golf Village
Zoning: PR, Planned Residence District
Request: Approval of Minor Amendment to the Township Zoning Plan for Golf Village for permanent subdivision entrance features.

David Betz, Director of Development, reviewed that this location is a little further in on Village Club Drive, just past the third sign for M/I Homes. He said that this sign will identify "The Estates." Mr. Betz said the signs will be located on the designated golf course open space and not on any individual lot. He reviewed the pillar and stone

wall on either side with a stone wall running perpendicular to the road. He reviewed the proposed landscaping. He said there is also some fencing included in this proposal. Staff recommends approval.

Bruce Summerfelt, Signcom, reviewed that these signs identify the different design intent between two communities. He noted they are built by two different builders but this is the same approach. He reviewed that it is the same stone, same medallion, a different color scheme, and slightly different overall design.

Commissioner Coville asked what area is included in this section of the development. Mr. Betz said it is just the lower portion, Village Club Drive, extended in the loop. Commissioner Coville asked if the sign shouldn't then be placed after the intersection. Mr. Betz said that the part that is to the left would have the main entry off of Home and Steitz Road, and there would be entry features for that there. Commissioner Coville asked if it might be confusing. Mr. Betz said that he doesn't think so.

Commissioner Futryk asked if it is correct that on the other side of the fence pillar is a 2 foot stone wall. Mr. Betz said there is. Commissioner Futryk asked how far that runs. Emil Slavik, Architectural Advisor, said it is about 72 feet. Commissioner Futryk asked if that is all green space. Mr. Betz said it is. The golf course crosses from the 16th green to the 17th tee just north of this.

MOTION: Commissioner Wiencek moved to approve the amendment to the approved development plan. Commissioner De Palma seconded the motion. The motion was approved. Yes: Emerick, Futryk, Murphy, Wiencek, Counts, Coville, De Palma.

AMENDMENT TO APPROVED DEVELOPMENT PLAN

Applicant: Triangle Properties
Location: Along both sides of Sawmill Parkway
Zoning: PR, Planned Residence District
PC, Planned Commercial District
Request: Approval of Major Amendment to the Township Zoning Plan for Golf Village revising the landscaping plan for Sawmill Parkway to include fencing and landscaping within the Sawmill Parkway right-of-way.

David Betz, Director of Development, said that this will be a recommendation from the Planning and Zoning Commission to Council. It is a major amendment to the approved plan for Golf Village. He said that the developer is requesting this, and it will need to go before the Council and Liberty Township Trustees for review. Mr. Betz said that the Planning and Zoning Commission needs to make recommendation on this because it deals with rights of way. He gave his Staff Report on this issue (Exhibit). Mr. Betz identified pictures that have been modified to include street trees.

Commissioner Wiencek asked who would be responsible for maintaining the right of way. Mr. Betz said that the City will maintain the street, pavement, gutters, curb, and bikepath. Under the annexation agreement with the developer, the golf course will maintain all of the common areas including the right of way, and Sawmill Parkway at the median, so that it will have a common look to it.

Commissioner Wiencek asked if it is correct that this change is at the developers' request. Mr. Betz said it is. Commissioner Futryk asked what size trees will be installed. Mr. Betz said the Norway Maples will be of a 3 ½ inch caliper planted. Commissioner Futryk asked if they will have deep trunk roots so there are no problems with the walkways or bikepaths buckling. Mr. Betz said they have deeper roots than most maple trees. He said that the tree lawn is 12 feet wide, and can accept any kind of large street tree.

MOTION: Commissioner Wiencek moved to approve the amendment. Commissioner Futryk seconded the motion. The motion was approved. Yes: Emerick, Futryk, Murphy, Wiencek, Counts, Coville, De Palma.

Emil Slavik, Architectural Advisor, agreed that this will help to slow down traffic.

OTHER COMMISSION BUSINESS: Goddard School – Brick and stone samples

David Betz, Director of Development, identified the brick and stone samples for the proposed Goddard School. He said that they have also submitted their proposal for playground equipment. He identified the elevation drawing of this building for the Commission's reference.

Commissioner De Palma expressed concern about some of the noise that could be generated by the play equipment.

Emil Slavik, Architectural Advisor, noted that the stone color and roof color should be similar to contrast with the brick if a dark brick is used.

MOTION: Commissioner Wiencek moved to approve the brick and stone as submitted and the playground equipment as proposed. Commissioner Futryk seconded the motion. The motion was approved. Yes: Emerick, Futryk, Murphy, Wiencek, Counts, Coville, De Palma.

OTHER COMMISSION BUSINESS: Cement Fiber Siding

David Betz, Director of Development, reviewed that Council has asked the Planning and Zoning Commission to review its recommendation on cement fiber, and he has prepared amended language for the Commission's review (Exhibit). He said that the Building Department has clarified that they do want an underlayment, double-wall construction for any lap siding. He said that Council has recommended that the siding be limited to any type that closely resembles the grain and texture of real siding. In order to achieve that look, he has included language identifying an 8" exposure. Mr. Betz said that the building department has also said that Tyvek or house wrap is not necessary for all types of siding.

Commissioner Wiencek expressed concern that this language doesn't prohibit the use of cement-fiber T-111 sheets. He said he doesn't want to prohibit the use of cement fiber for soffits and fascia, but he doesn't want to unilaterally approve the use of the panel product. He continued that he wouldn't want someone to use a 1/4" siding product, or material that is ugly. He expressed concern that because the Planning and Zoning Commission won't review these materials, it could be used. Mr. Betz said that in that case, it will be up to the interpretation of the Zoning Administrator. Commissioner Counts asked if that means a huge sheet of plywood could be used. Commissioner Wiencek asked if it is possible, without overburdening the Planning and Zoning Commission or Staff, whether the Commission can include some sort of review of materials prior to them being used. Mr. Betz recommended that if that is desirable, that the Zoning Code language refer to specifications determined by the Planning and Zoning Commission.

Commissioner Futryk asked if some of Commissioner Wiencek's concerns would be addressed by Section 2 of the text which says the material must closely resemble the grain and texture of real wood siding. He said that one doesn't see 4 x 8 sheets of real wood siding. Emil Slavik, Architectural Advisor, said that such materials are seen in other communities. He said this language doesn't prevent board and batten. Mr. Betz said that is correct, and in some materials, that may be an appropriate design for a house, outbuilding, or other.

Commissioner Murphy said that with the language as written, someone could use 4x8 sheets in cedar.

Commissioner Wiencek added that he is even more concerned about cement fiber lap siding that is not Hardiplank and not aesthetically pleasing. Mr. Slavik described "badly stamped brick texture Hardiplank." He said that the Commission is approving that type of material with this language, and it will be a product that will be utilized in residential areas in the community. Mr. Betz said that there is still the concern of poorly applied stucco, against which this language doesn't protect. He said that building guidelines can't address aesthetic concerns. Commissioner Wiencek said that the Commission reviews exact materials for commercial development, but not residential. He said he thinks that poor materials could negatively impact surrounding properties, and he would like the Commission to have review of housing development materials. He questioned why the Commission approves elevations but not materials.

Commissioner Counts said that paragraphs 2 and 3 identify the lap siding that is approved, and all other types must come back before the Planning and Zoning Commission. Commissioner Wiencek said that he would prefer that the language say "real cedar, or lap siding."

Commissioner Futryk said that paragraph one requires installation to be done using the best available construction methods, manufacturers' specifications, and recommendations of recognized building industry evaluations. He asked if that is redundant. Mr. Betz said that the language is intended to cover all bases and allow for stricter regulations than those the manufacturer recommends.

Commissioner Counts asked if paragraph 4 shouldn't say "the siding of any existing residence," rather than "of

