

**MINUTES  
PLANNING AND ZONING COMMISSION  
OCTOBER 23, 2002**

A regular meeting of the City of Powell Planning and Zoning Commission was held on October 23, 2002, and called to order at 7:30 p.m. by Chairman Don Emerick. Other Planning and Zoning Commissioners present were Kevin Futryk, Tom Counts, Don De Palma, Roger Coville, and Brian Murphy. Dan Wiencek was absent. Also present were David Betz, Director of Development; Dawn Nauman, Clerk to the Planning and Zoning Commission; Shawn Leininger, Development Planner, residents; and representatives of the press.

**HEARING OF VISITORS FOR ITEMS NOT ON AGENDA**

There was none.

**MINUTES**

The minutes of September 25, 2002 were amended and approved.

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Brad Yates, North Powell Office Condominiums  
**Location:** 15 Clairedan Drive  
**Zoning:** PO, Planned Office District  
**Request:** Approval of a Ground Sign and a Directional Sign  
for a small office complex.

Brad Yates, Manor Homes, was present to discuss his request for a directional sign which has been redesigned since the last meeting to allow adequate lettering space. He said the base is brick similar to the main sign. He said that they have increased the width so that there would be two tiers of tenant listings to allow for all tenants on one sign rather than having two. The top will be aluminum and will be back-lit.

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

Commissioner Futryk asked if it is correct that there will be no need for a second sign at the farthest west entrance on Clairedan. Mr. Yates said that is correct. Commissioner Futryk asked if the tenants will be listed on both sides. Mr. Yates said they will. He identified the proposed location from the sign. He said they have moved it to get it outside of the right of way but put it on the east side of the entrance so that it is more visible from vehicles on the road. He said there will also be an illuminated street sign in that area.

Commissioner Coville asked if there will be blank slats that will keep light from escaping until the buildings are filled. Shawn Leininger, Development Planner, said that the sign will be of a green background with white lettering, and empty spaces will be green. He gave his Staff Report on this item (Exhibit). He noted that the main sign that was previously discussed is actually larger than that was approved, but still meets the Zoning Code requirements. He said that they do prefer the location proposed this evening.

**MOTION:** Mr. Counts moved to approve the Certificate of Appropriateness subject to the added landscape requirements to be approved by Staff. Commissioner Futryk seconded the motion.

**VOTE:** Y 7 N 0

**ADMINISTRATIVE REVIEW**

**Applicant:** Louis Weil, Village Self Storage  
**Location:** 425 Village Park Drive  
**Zoning:** PI, Planned Industrial District  
**Request:** Approval of an Outdoor Storage of Rental Trucks

Jeff Stavrof, Village Self Storage, said they would like to add the extra service of truck rentals for their customers and for the community. He said they would like to place the trucks available for rental along the railroad track side of the property, on the northwestern side. He said they expect 2-3 trucks parked in that area with the overflow in the back.

Shawn Leininger, Development Planner, gave his Staff Report on this item (Exhibit). He noted that this type of business is permitted in the Planned Commercial districts in the City which occur along main thoroughfares, such as North and South Liberty street. He said that Staff feels this is a more appropriate ancillary use for the Planned Industrial district. He said that another storage facility in Powell offers truck rental services.

Commissioner De Palma asked how many trucks would be parked on a regular basis. Mr. Stavrof anticipated 2-3 in front and approximately 2-6 in the rear, but they are proposing space for 15 trucks. Commissioner De Palma asked what size of trucks they will use. Dave Mormon, Store Manager, said that there are usually 14-17 foot trucks. Mr. Stavrof said they haven't determined the provider at this time. Mr. De Palma referred to an email that he wrote regarding his concerns about this facility (Exhibit 2). Mr. Stavrof said that they feel that their location near the railroad tracks and away from North Liberty and Seldom Seen is a good location for such trucks.

Commissioner Futryk asked why, since the applicant is situated off the "main drag," they feel the need to display trucks in the front of the property. Mr. Stavrof said that the proximity to the office area makes it more efficient for the manager to facilitate. Commissioner Futryk asked if such rentals wouldn't be reserved in advance rather than walk-in traffic. He said he is concerned that having the trucks up front for display is not desirable. He asked if there is any screening between the bikepath and where the overflow trucks will be parked. Mr. Stavrof said there is just a fence. Commissioner Futryk asked if the applicant would be willing to screen the bike path. Mr. Stavrof said they see no difference in looking at a truck or a storage facility from the bikepath. Commissioner Futryk said that the facility is attractive and looks nice, and he doesn't feel the trucks lined up there will be a desirable view from the bikepath. Commissioner Futryk noted an email from Commissioner Wiencek regarding this issue (Exhibit 3), and said that one concern he had was that the 25' parking spaces proposed parallel to the curb would be inadequate. Discussion ensued regarding the view from the bikepath. Commissioner Futryk asked if the bikepath is higher than the building in that area. Mr. Leininger said it is almost the same elevation. Commissioner Futryk asked if landscape would be effective in screening the area. Mr. Leininger said that trees would work, but it may take some time for them to get that high.

Commissioner Coville said that he would prefer this location to along Liberty or Powell Road for this type of use. He said he thinks also, the applicant has the right to advertise that they have trucks in that area. He said the only folks that would see the trucks in the rear would be those using the bikepath. He said he thinks this is a good use of the facility. He said the facility is quite attractive and he would expect them to keep the trucks in good repair considering their previous track record. He said that he is in favor of spots in the front for advertising and parking in the rear is fine, and that a small bit of landscaping is appropriate to provide screening in 5-10 years.

Commissioner Emerick said that he can support the ancillary use, but he doesn't support parking in front of the building. He said that the Commission spent a great amount of time working on the visual impact of this building. He said the comments heard this evening about how nice this facility are a direct result of the Planning and Zoning Commission's work.

Mr. Leininger recommended considering limiting the hours of parking. He said that they can bring out what they need during business hours. He suggested adding trees for additional screening. Commissioner Futryk asked about permitting a vehicle in front of buildings 1, 2, 3, or 4. Mr. Stavrof said that building 4 would not be an option because of the handicap spaces in front of that climate controlled building. He said that they originally considered parking a truck in front of buildings 1-3. He said that they understand that parking in that area would not be permitted overnight.

Commissioner Emerick asked for the distance from the office to building 2 and from the office to the rear parking back area. Mr. Leininger said it is approximately 280 feet. Discussion ensued regarding the location of the display or advertising vehicles. Mr. Counts said that he thinks most residents will see the rental trucks from using the bikepath.

Mr. Leininger said that Village Park Drive is currently stubbed and could connect in to Village Park Drive at Memorial Park, however, there are no plans to do so. Commissioner Counts said he is inclined to leave the four spaces up front. Commissioner Emerick said that he knows how much time was taken to make sure this complex had a good appearance from Village Park Drive. He expressed concern about in essence, installing billboards. He said that trucks would be expected at the rear, not at the front. Commissioner Futryk suggested some screening of the trucks from the path. He agreed with Commissioner Counts that it will be more visible there, but also with Commissioner Emerick about the view from Village Park Drive.

Mr. Leininger asked if the applicant really needs 11 spaces in the back, for a total of 15. Mr. Stavrof said that he thinks having more than 6 vehicles on site would be unusual. Commissioner Emerick asked if trucks will be picked up and returned during normal hours of operation. Mr. Stavrof said they will, from 9:00 a.m. – 6:00 p.m. Commissioner Futryk asked if Mr. Stavrof would object to 8 spaces in the rear and 2 in the front with the option to

come back and ask for more if business grows. Mr. Stavrof said he would not object to that. Commissioner Emerick said that he doesn't think there is a great deal of distance from the office to the back versus the office to building 2. Mr. Stavrof said that their only concern would be that they are visibly away from the office. Mr. Leininger said that there is about 180 feet from the office to building 2 and 280 feet from the parking to the rear of the property.

Commissioner Emerick said that if there are any trucks out front, he would definitely want restrictions. Commissioner Futryk asked if there could be a spot in front of buildings 2 and 3 for business hours and 8 spaces in the back. Commissioner Counts said that would be reducing the amount of spaces from 15 to 10. Commissioner Futryk said that is correct, and added that he would like to see some white pines spread out to help screen the rear parking area. Mr. Leininger suggested every other or every third stall.

Commissioner De Palma said that he is not in favor of trucks at all. He asked if the Zoning Code allows such a use. Mr. Leininger said that such a use is permitted in the Planned Commercial district and this is the Planned Industrial. He said Staff feels Planned Industrial is a better place for such a use, and that typically, more intense uses are permitted in the Planned Industrial than Commercial. Commissioner De Palma said that he understands the concern about the line of site for employees. Commissioner De Palma noted Commissioner Wiencek's concern about what is an adequate size parking space, and suggested that the parking spaces be reduced and spread out to provide adequate room. Commissioner Emerick said he is not concerned with the length of spacing, and that the applicants are the ones that are going to have to deal with the size if it is not sufficient.

Commissioner Coville said that a couple of white pines could be installed per parking space, but it will be a long time before they provide any screening. Commissioner Futryk said that he isn't necessarily looking for a screen but rather something to break up the view. Commissioner De Palma expressed a desire to limit the number of vehicles as well as the number of parking spaces.

**MOTION:** Commissioner Futryk moved to approve outdoor storage of rental trucks with the following conditions:

1. That a maximum of 10 spaces be permitted, with one truck per parking space, along the back edge.
2. The size of the spaces will be 10 x 25 feet.
3. A truck may be parked in front of buildings 2 and 3 during the business hours of 9:00 a.m. to 6:00 p.m. At the end of those business hours, those trucks must be sent to the back parking spaces.
4. That the applicant work with Staff regarding buffering their property line and the bikepath with screening and buffer material to be approved by Staff.

Commissioner Counts seconded the motion. The motion was approved. Yes: Emerick, Futryk, Counts, Coville, De Palma.

#### **OTHER COMMISSION BUSINESS**

Commissioner Futryk said that since Council did not override the Planning and Zoning Commission's recommendation against the use of cement-fiber siding within the City, he would like the Commission to consider a motion to study the standards for installation on the homes in Golf Village for which cement-fiber siding has been approved. He expressed concern that this material is being installed without standards that the Planning and Zoning Commission said during the original study were desirable. Mr. Leininger reviewed that procedurally, the Commission can adopt a motion to review amendment to the Zoning Code. Then Staff prepares a text revision for which the Planning and Zoning Commission holds a public hearing. Their recommendation then goes to the City Council.

**MOTION:** Commissioner Futryk moved to initiate the review of a zoning text amendment for Section 1147.12 to include standards for the installation of approved exterior wall materials.

Commissioner Coville expressed concern that these regulations may be too late for use at Golf Village. Mr. Leininger said that is possible, but such regulations could be moved into the building code. He said he could ask the Law Director about that. Commissioner Futryk asked if Liberty Township has anything in their code regarding cement fiber. Mr. Leininger said he is unsure. He said it is in the approved development plan. Commissioner Futryk said that he discussed this issue with Mayor Schultz, who noted waviness in the cement-fiber product on a Centex home in Golf Village. He said that there are certain techniques that they originally discussed that would eliminate those kinds of problems. Mr. Leininger said that Staff has tried to notify Rick Fisher, of Hardiplank, that there have been instances of improper material usage in Golf Village. Discussion ensued regarding the Zoning

Code Amendment process. Dawn Nauman, Planning and Zoning Commission Clerk, noted that a public hearing on this item would not be held until December. Commissioner Counts said that he thinks this is more of a building code issue.

Commissioner De Palma said that when the gentlemen from Hardiplank was before the Planning and Zoning Commission, he said there are 8 inspectors that check on installation, but that is not happening. He said he is in favor of looking into this.

**Commissioner De Palma seconded the motion. The motion was approved. Yes: Emerick, Futryk, Counts, Coville, De Palma.**

Mr. Leininger suggested that the Commission consider a Zoning Text Amendment in relation to the Administrative Review tonight. Staff feels that truck rental is more appropriate in a Planned Industrial Zoning than in a Planned Commercial zoning. He asked that the Commission consider modifying permitted and conditional uses in the Planned Commercial and Industrial districts.

**MOTION: Mr. Counts moved to initiate the review of Zoning Text Amendments for Sections 1143.15 (a) and 1143.16 (a) in order to modify and update the permitted and conditional uses in the Planned Commercial and Planned Industrial Districts. Commissioner Futryk seconded the motion. The motion was approved. Yes: Emerick, Futryk, Counts, Coville, De Palma.**

Commissioner Coville asked if it is correct that Hardiplank is being installed on homes in Golf Village incorrectly. Mr. Leininger said the problem is that those permits that were issued prior to annexation are being reviewed by the County Building Inspectors rather than the City.

#### **ADJOURNMENT**

The Commission adjourned at 8:30 p.m.

**DATE MINUTES APPROVED: November 13, 2002**

  
Don Emerick  
Chairman

12-11-02  
Date