

December 6, 2002

Re: Preliminary Development Plan for Powell United Methodist Church

Dear Neighbor:

Preliminary Hearing for Powell United Methodist Church

The Powell Planning and Zoning Commission has notified Deer Run residents with property within 250 feet of the Powell United Methodist Church property (including the former Goodman property, which has been purchased by the Church, but not yet annexed into the City of Powell) that the City will be conducting a public hearing on December 11th. The public hearing, which will be held in the Village Green Community Meeting Room @ 7:30 PM, will deal with a preliminary development plan for the Church's proposed new sanctuary and parking lot.

For your information the Church has kindly provided a rendition of the new sanctuary and bell tower and a site plan showing the areas of building and parking lot construction. These documents are included with this letter.

To get an idea of the exterior boundaries of the parking lot and of the size of the green space that has been designed to soften the parking lot's impact on the neighborhood, the Church has placed wooden stakes in the lawn in front of the Goodman home. We encourage you to take a look at the proposed layout.

Status

As you are aware, several neighbors spoke at an August 14, 2002 Powell Planning and Zoning Commission meeting on Powell United Methodist Church's plans to move/demolish the Goodman home at the corner of Powell and Valley Run and significantly enlarge the church primarily through the construction of a new sanctuary. While the focus was a preliminary review of the Church's plan, neighborhood attendees made Church representatives aware of our interest in this project. The most positive aspect of the evening was the Church's commitment to meet and work with its neighbors.

Since that time, several members of our neighborhood have met with the Church's building committee, its new pastor and the contractor, Corna/Kokosing, on a number of occasions. The concerns of Deer Run property owners within 250 feet of the proposed changes were presented by Tim Murphy, Louise Fleming, Drew DiMaccio, Tom Bulcher, Ed Kristensen, and myself. By and large, these meetings have focused on the layout of the planned parking lot and the importance of the related landscaping. There have been candid and pointed conversations regarding the Church's parking space needs, the efficient utilization of the entire Church parcel, construction/demolition schedules, property lighting requirements, storm water collection and control, and the limitations on all the above based upon Powell ordinances and regulations. Neither party spent much time specifically discussing the exterior design elements of the new sanctuary and accompanying bell tower.

Outlook

Based upon these meetings, Powell United Methodist Church submitted a parking lot plan that appears to both maximize the use of green space and landscaping and establish construction several feet below existing grade to reduce the parking lot's visual impact. The plan represents a compromise from the Church's original conceptual plan. Also, in response to specific concerns expressed during the meetings, the Church building committee agreed to reduce the number of parking spaces and convert those spaces to an additional 18 feet of green space on the eastern perimeter of the proposed lot (to approximately 61 feet from the sidewalk on Valley

Run) and an additional 6 feet of green space on the southern perimeter of the proposed lot (to approximately 36 feet from the Fleming's lot line).

Being realistic, I recognize both that some members of our neighborhood may not like the Church's plans and that the City of Powell will likely seek changes to the Church's plan, some of which will be unacceptable to the Church, its neighbors, or both. Therefore, I encourage you to attend the Dec. 11th meeting and participate in the process. I would also encourage you to complete and return the enclosed survey at your earliest possible convenience.

You will be kept apprised as this matter continues to develop.

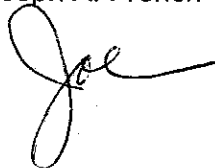
Additional Facts

Some additional facts related to this matter are:

- The Goodman home will be demolished. Efforts to save it have been unsuccessful. While contingent upon plan approval, demolition is expected to occur some time in the Spring 2003.
- The Goodman property (located in Liberty Township) is the subject of an annexation proceeding which will result in placing all of the Church's property within Powell's corporate limits. Without annexation, the City will not permit the Church to proceed with implementation of its expansion plans.
- With the parking lot's construction, the bike path will likely be extended across the eastern end of our Sycamore Ridge Drive entrance. Given the existing drainage problems in this area, and our experience in trying to get Powell to rectify the damage incurred after the last bike path segment was constructed, we will need to be attentive to this issue.
- Deer Run residents have discussed plans for finishing the landscaping work on the Church's southern and western boundaries that remains from previous construction. This matter is scheduled to be addressed upon issuance of the necessary approvals for the proposed sanctuary construction and parking lot addition.
- The Church and our neighborhood will establish a process to identify and address future items of concern both during and after construction.

Those who have participated in this process encourage you to contact us if you have any questions or concerns. Your input is important.

Sincerely,
Joseph A. French



Enclosures

**CHURCH ADDITION SURVEY
POWELL METHODIST CHURCH**

Proposal: *Approval of a Preliminary Development Plan for a new sanctuary addition of 23,667 sq. ft. and parking lot with change of the current zoning FR-1 Farm Residence District to proposed zoning PR, "Planned Residence" District. This Preliminary Development Plan will be presented to the Zoning Commission in its meeting on 12/11/02 at 7:30 pm.*

Question 1: *In your opinion, what impact, if any, will the addition of the new sanctuary and parking lot have on the rural aesthetic of the local community?*

Negative Positive No Impact

Question 2: *In your opinion, what impact, if any, will the addition of the new sanctuary and parking lot have on your property value?*

Negative Positive No Impact

Question 3: *The following concerns have been identified relating to the church expansion projects. Please rank in order of greatest concern and list any other concerns you may have:*

The addition of another building (The Sanctuary)

The addition of the parking lot and loss of Green Space.

Increased Traffic

Other Concerns: _____

Question 4: *Did the Powell Methodist Church's expansion and landscaping along Powell Road three years ago meet your expectations for the community?*

Yes No No Comment

Question 5: *In general, would you support the addition of the new sanctuary and the associated additional 105 car parking lot?*

Yes No

Question 6: *Would you be interested in attending the 12/11/02 meeting?*

Yes No Yes, but previous commitment

Signature: _____ **Date** _____

Address: _____

Please complete and mail ASAP to:

Lee Ritchie
640 Woods Hollow Ln.
Powell, OH 43065

December 10, 2002

Mr. Dave Betz
City of Powell
Planning and Zoning Commission

Re: Dec. 11 Hearing on Preliminary Development Plan for Powell United Methodist Church

Dear Mr. Betz:

The Powell Planning and Zoning Commission has notified Deer Run residents with property within 250 feet of the Powell United Methodist Church property (including the former Goodman property, which has been purchased by the Church) that the City of Powell will be conducting a public hearing on December 11. The public hearing will deal with a preliminary development plan for the Church's proposed new sanctuary and parking lot.

Several of the undersigned (Bulcher, Fleming, French, Murphy) are members of the Deer Run Homeowners Association. In regard to those individuals, this letter is being submitted on behalf of the undersigned as property owners, and not as representatives of the Homeowners Association.

The Church has provided us with a rendition of the new sanctuary and bell tower, and a site plan showing the areas of building and parking lot construction. Also, to provide us with an idea of the exterior boundaries of the parking lot and of the size of the green space/lawn that has been designed to soften the parking lot's impact on the neighborhood, the Church placed wooden stakes in the lawn in front of the former Goodman home.

As you are aware, representatives of our neighborhood spoke at an August 14, 2002 Powell Planning and Zoning Commission meeting on Powell United Methodist Church's plans to move/demolish the Goodman home at the corner of Powell and Valley Run and significantly enlarge the church primarily through the construction of a new sanctuary. While the focus was a preliminary review of the Church's plan, neighborhood attendees made Church representatives aware of our interest this project. The most positive aspect of the evening was the Church's commitment to meet and work with our neighborhood.

Since that time, several individuals who own property within 250 feet of the proposed changes have met with the Church's building committee, its new pastor and the contractor Corna/Kokosing on a several occasions. These meetings have focused on the layout of the planned parking lot and the importance of the related landscaping. There have been candid and pointed conversations regarding the Church's parking space needs, the efficient utilization of the entire Church parcel, construction/demolition schedules, property lighting requirements, storm water collection and control, and the limitations on all the above based upon our understanding of Powell ordinance and regulations. Neither party spent much time

specifically discussing the exterior design elements of the new sanctuary and the accompanying bell tower.

In response to the concerns about the original site plan expressed by the referenced property owners, the Church building committee, through a series of discussions, has agreed to reduce the number of requested parking spaces, and to convert what would otherwise have become parking spaces to additional green space on the eastern perimeter of the proposed lot (to approximately 61 feet from the sidewalk on Valley Run) and green space on the southern perimeter of the proposed lot (to approximately 36 feet from the Fleming's lot line).

Deer Run representatives have also discussed plans for finishing the landscaping work on the Church's southern and western boundaries that remain from previous construction. We understand that this matter will be addressed upon issuance of the necessary approvals for the proposed sanctuary construction, and that the Church and neighborhood will establish a process to identify and address future items of concern both during and after construction.

The undersigned believe that Powell United Methodist Church has submitted a parking lot plan that both maximizes the use of green space and landscaping, and establishes construction several feet below existing grade to reduce the parking lot's visual impact. The plan represents a fair compromise among the parties. Based upon this concerted effort we are willing to voice our support for the plan when it is presented to Powell.

Thank you for your consideration.

Sincerely,

Russ Blackstone – 1614 Powell Road
Tom Bulcher – 68 Sycamore Ridge Drive
Louise Fleming – 57 Valley Run Drive
Joe French – 18 Sycamore Ridge Drive
Tim Murphy – 10 Valley Run Drive