

CITY OF POWELL COUNCIL

JANUARY 2, 2002

A regular meeting of the City of Powell Council was held on January 2, 2002, and called to order at 7:30 p.m. by Mayor Mark Klein. Other Council members present were Art Schultz, Richard Cline, David Lackey, Jim Seta, Dan Wiencek and George Kaitsa. Also present were Steve Lutz, City Manager, Sue Timmons, Interim Clerk of Council, Ken Molnar, Director of Law, and Delaware County Commissioner Don Wuertz.

PLEDGE OF ALLEGIANCE

OATH OF OFFICE

County Commissioner Don Wuertz administered the oath of office to Council members George Kaitsa, Dave Lackey, Jim Seta, and Dan Wiencek. He commended the Council members for taking this opportunity to step forward into public service.

ELECTION OF MAYOR: RESOLUTION 2002-01: A RESOLUTION RATIFYING THE ELECTION OF ART SCHULTZ AS MAYOR OF THE CITY OF POWELL FOR A TERM ENDING DECEMBER 31, 2003.

Mayor Klein stated that Art Schultz served on the Planning and Zoning Commission starting in 1993, has been an active member of that Commission and serving as its Chairman. He noted that as a Council member, Mr. Schultz has worked on the Development Committee, the Powell Bike Race, and chaired the Service Committee. Mayor Klein recommended Mr. Schultz as an excellent person to serve as the next mayor of Powell.

MOTION: Mayor Klein moved to adopt Resolution 2002-01. Mr. Kaitsa seconded the motion.

VOTE: Y 6 N 0 Abstain 1 (Schultz)

OATH OF OFFICE – MAYOR

Delaware County Commissioner Don Wuertz administered the oath of office of Mayor to Art Schultz.

MOTION: Mr. Klein moved that Council retain George Kaitsa as Vice President. Mr. Cline seconded the motion.

VOTE: Y 6 N 0 Abstain 1 (Kaitsa)

CITIZEN PARTICIPATION

Mayor Schultz opened this item to public comment. Hearing none, he closed the public comment session.

APPROVAL OF MINUTES

MOTION: Mr. Kaitsa moved to amend the minutes of December 18, 2001 as follows: "Mr. Kaitsa moved to adopt Resolution 2001-19. The motion was seconded by Mr. Cline." and in the Council discussion on Ordinance 2001-76, after the wording which states "Discussion ensued in regards to proper wording of lawful uses.", add the wording "Mr. Kaitsa stated that that the ordinance should be amended to specifically exempt a facility properly authorized to operate, such as a firing range." The motion was seconded by Mr. Klein.

VOTE: Y 7 N 0

Mr. Kaitsa moved to approve the amended minutes of December 18, 2001. Mr. Cline seconded the motion.

VOTE: Y 7 N 0

FIRST READING: ORDINANCE 2002-01: AN ORDINANCE APPROVING THE FINAL DEVELOPMENT PLAN FOR A.S.K. WATER SPORTS/AVALON SWIM CLUB. FOR AN 9,540 SQ. FT. SCUBA AND SNORKELING CENTER LOCATED ON 1.03 ACRES ON THE SOUTH SIDE OF WEST OLENTANGY STREET, WEST OF MURPHY PARKWAY.

Stephen A. Lutz, City Manager, gave a brief overview of the proposed development. He noted the location of the site in relation to other businesses and identified the access cut. Mr. Lutz said that this is primarily a scuba training facility which offers swim classes. The building will be stucco with wainscoting on the bottom, and a stone façade. The variance would involve a 40' setback from Powell Road instead of a 60' setback in order to make it consistent with other buildings in the area including the HER building. Mr. Lutz stated that a complete presentation will be made at the next meeting.

Mayor Schultz opened this item to public comment. Hearing none, he closed the public comment session.

Mr. Wiencek noted the letter from applicant which asked for Council to suspend rules and give final approval at the next meeting. He asked if the applicant would be able to get building permits without the approval of the

Planning and Zoning Commission. Mr. Lutz said that they would not. He said that the applicant is considering an asphalt-shingled roof versus a metal roof for the structure. Mr. Kaitsa asked what type of treatment the cement block portion of the building will have. Jim Clarke, Architect for the applicant, stated that it will be block with a stucco finish. Mr. Kaitsa also asked if the Planning and Zoning Commission has a preference for the standing seam roof over the asphalt roof. Mr. Lackey stated that the P&Z and their architectural advisor voiced a preference for a metal roof for this type of building. He said that several members want to see cost estimates to compare asphalt and metal roofs before they make their decision. Mr. Clark stated that the contractor gave an estimate for metal versus shingled roof. He said that the estimate included a price for a shingled roof of \$22,000 installed and a metal roof for \$60,000 installed. He said that not all of the final numbers are available for the estimate. Mr. Clarke stated that the applicant will submit for the permit the next day and the contractor will provide new estimates. Mr. Cline asked if there will be white fence along Rt. 750 adjacent to this property. Mr. Clarke said that there is a fence proposed which is shown on the architectural site plan. He said that specifics will be worked out with the P&Z Commission. Mr. Lutz said that it will be a continuation of the HER fencing. Mr. Clarke stated that the plan also includes the bike path as part of their construction. Mr. Cline asked if the setback change is the only variance. Mr. Lutz said that at construction, there might be one more variance to address the lack of one parking space. Mr. Seta questioned the need to have the push for approval. Mr. Clarke stated that the loan is tied up with the building permit. He said that the building permit must be in hand to get loan approval. He said that the permit process takes approximately 6 to 8 weeks. He said that they are trying to work together on the site work with the HER building. Mr. Schultz said that the schools are sensitive to costs as well, but have gone with metal roofs because the life is longer than shingles. He said that it is more than a dollar to dollar comparison. He encouraged P&Z to consider that.

The ordinance was taken to a second reading.

FIRST READING: ORDINANCE 2002-02: AN ORDINANCE AMENDING THE ZONING MAP FROM PC, LIBERTY TOWNSHIP PLANNED COMMERCIAL AND OFFICE DISTRICT TO PC, PLANNED COMMERCIAL DISTRICT UNDER CITY OF POWELL ZONING FOR PROPERTY RECENTLY ANNEXED INTO THE MUNICIPALITY OF POWELL AT 10136 SAWMILL ROAD.

Stephen A. Lutz, City Manager, stated that this is the first reading and will have a public reading at the next Council meeting. He said that because of the recent annexation, this property will need to be rezoned. He said that it is currently zoned Planned Commercial in Liberty Township and P&Z recommends that it be rezoned to Planned Commercial within the City. Mr. Lutz said that all of its current uses are permitted uses in our PC District. He said that the property includes a single-family residence, which is currently rented. He said there is also a 8500 sq. ft. sales office, a 7000 sq. ft. inventory building and a 1000 sq. ft. storage building. P&Z has reviewed this and Mr. Voss has informed them that the building at the rear will be torn down and a new storage building built. Mr. Lutz said that Planning and Zoning has reviewed this issue, spending time on the issue of outside displays. Mr. Voss displays various equipment and in the development text the requirements for outside displays are outlined. The requirements note the storage and display of recreational vehicles is limited to a maximum of two on the southeast area of the site and the display of playground equipment will be permitted in the lawn area along the north edge of the property, so long as it is no closer than 25' to the condominiums due north. He said that it also states that no more than two sets of playground equipment shall be permitted in the lawn area adjacent to the sales building on the south side of the property. Mr. Lutz said that a complete review of the proposed zoning will be given at the next Council meeting.

Mayor Schultz opened this item to public comment. Hearing none, he closed the public comment session.

Mr. Seta asked if the current layout of playground equipment is similar to the requirements. Mr. Lackey said that it is as on the layout shown, with the addition of two on the opposite site of building. Mr. Lackey said that the storage of motor homes discussed in the corner by the cell phone tower is in the southwest corner. He said that the text says southeast corner and needs to be changed. Mr. Cline asked that Dave Betz identify the differences involved with the two noted variances at the next Council meeting. Mr. Schultz asked if the P&Z has made changes in the details of the location of playground equipment. Mr. Wiencek stated that their primary concern was keeping them from abutting the condominiums. He said that they did not limit the number other than those that could be located in front of the building on the southern portion. Mr. Kaitsa asked if there was something that was mentioned during the annexation process about tearing down the old garage. Mr. Wiencek stated that the applicant is proposing to build a new 2-car garage on the southwest side of the building. He said that there is no existing garage on the site at this time, but there is a storage shed. Mr. Voss has agreed to tear down the storage shed and proposes building a garage in its place. Mr. Klein stated that he reviewed the property. He said that the house is in very good condition, with two different sheds in the back yard. He said it was his understanding that the garage was to replace both sheds. He also stated that he would like confirmation of that. Mr. Wiencek said that given the history of this property with the township, he wants to make sure that the Zoning Department has reviewed the current uses, equipment storage, and way of doing business of this applicant. He said that he would

like them to identify anything that is not in compliance with City zoning ordinances and ask Mr. Voss to bring those items into compliance. Mr. Wiencek said that Mr. Voss applied to come into business in the City of Powell and he would like him to be made aware of any small changes that may need to be made in the way he does business.

The ordinance was taken to a second reading.

COMMITTEE REPORTS

- Development Committee:** No report. (Next Meeting: To be determined)
- Finance Committee:** No report. (Next Meeting: To be determined)
- Administration Committee:** No report. (Next Meeting: To be determined)
- Service Committee:** No report. (Next Meeting: To be determined)

MUNICIPAL MANAGERS REPORT

Stephen A. Lutz, City Manager, stated that there is the possibility of scheduling a Council Goal Setting Session in the upcoming weeks. He said that this has been done in the past and it allows Council to identify priorities, which helps Council and Staff work toward those objectives. He questioned Council as to the type of Session wanted and the time to schedule such a meeting. Council decided to set a Council Goal Setting Session and it was mentioned that a Saturday morning meeting was preferred. Mr. Lutz will poll Council members and set a date and agenda for the meeting.

Mr. Lutz noted that in the Council packet was a list of Board and Commission members which have asked to be replaced. He also attached the resumes and letters of those persons who have expressed an interest in serving on a City Board or Commission. He said that the current members were notified as to the openings so that they can reply if they want to change to a different Board or Commission. In the past, Council has interviewed applicants in order to determine their interest and has then filled the positions. Mr. Lutz recommended that Council conduct interviews and make their decision sooner than later so that Boards and Commissions can be completed. Mr. Schultz asked if the resumes and letters attached represent all of the persons who are interested in the open positions. Mr. Lutz said that the current members have been polled and have not indicated their desire to change positions. Mr. Schultz noted that there is an immediate opening on the P&Z Commission as Kelvin Trefs resigned, leaving only six members. Mr. Lutz said that Mr. Trefs moved outside of the City and Emil Slavik has stated that he is willing to serve on an interim basis. Members Rob Cohen and Dave Lackey wish to be replaced but agreed to serve on an interim basis until replacements can be found. Mr. Kaitsa said that Council should make permanent appointments, holding interviews at the next Council meeting. Mr. Wiencek said that there are no pressing issues to come before the Commission in the near future and the need for an immediate replacement for Mr. Trefs can wait. Mr. Lutz said that he will schedule 15-minute interviews for the candidates to take place at the next Council meeting. It was decided by Council that an interim member will not be needed on the P&Z Commission and interviews with all applicants will be held at the next Council meeting held on January 15 at 7:30 p.m.

FINANCIAL REPORTS

Accounts Payable No report.

OTHER COUNCIL MATTERS


Action Items-

Mr. Cline stated that Staff is not scheduled to report on the Village Green on-grade crossing until April, but asked if we are waiting on the railroad for a decision. Mr. Lutz said that the City must have Murphy Parkway open to the north and south before the railroad will consider the request. He said that at the current time, Staff is involved in acquiring property to extend Murphy Parkway south to Liberty Street. There are tentative agreements with 2 of the 4 property owners and once the property is secured, then a preliminary engineering can be conducted. Mr. Schultz noted that Staff is preparing an update on the South Murphy connection that will be presented at the next Council meeting.


ADJOURNMENT

MOTION: Mr. Cline moved to adjourn from regular open session at 8:22 p.m. Mr. Klein seconded the motion.

VOTE: Y 7 N 0


Art Schultz
Mayor

1/25/02
Date

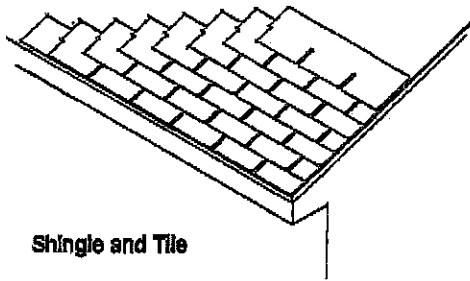

Sue Timmons
Interim Clerk of Council

1/25/02
Date

ROOFING

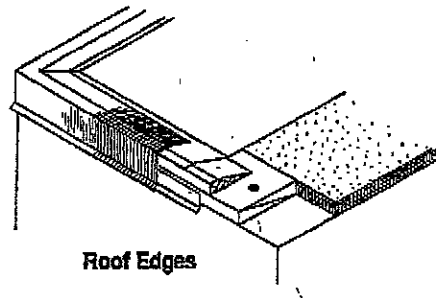
A5.1

Roof Covers



Shingle and Tile

Shingles and tiles are practical in applications where the roof slope is more than 3-1/2" per foot of rise. Lines 1100 through 6000 list the various materials and the weight per square foot.



Roof Edges

The table below lists the costs for various types of roof perimeter edge treatments. Roof edge systems include the cost per L.F. for a 2" x 8" treated wood nailer fastened at 4'-0" O.C. and a diagonally cut 4" x 6" treated wood cant. Roof edge and base flashing are assumed to be made from the same material.

VIS/02 CITY COUNCIL
MTE

EXHIBIT

5.1-410		Shingle & Tile		COST PER S.F.		
				MAT.	INST.	TOTAL
1095	Asphalt roofing					
1100	Strip shingles, 4" slope, inorganic class A 210-235 lb./Sq.			.32	.68	1
1150	Organic, class C, 235-240 lb./sq.			.42	.74	1.16
1200	Premium laminated multilayered, class A, 260-300 lb./Sq.			.55	1.02	1.57
1545	Metal roofing					
1550	Alum., shingles, colors, 3" min slope, .019" thick, 0.4 PSF			1.88	.73	2.61
1850	Steel, colors, 3" min slope, 26 gauge, 1.0 PSF			2.15	1.54	3.69
2795	Slate roofing					
2800	4" min. slope, shingles, 3/16" thick, 8.0 PSF			6.10	1.92	8.02
3495	Wood roofing					
3500	4" min slope, cedar shingles, 16" x 5", 5" exposure 1.6 PSF			1.82	1.43	3.25
4000	Shakes, 18", 8-1/2" exposure, 2.8 PSF			1.64	1.77	3.41
5095	Tile roofing					
5100	Aluminum, mission, 3" min slope, .019" thick, 0.65 PSF			3.81	1.39	5.20
6000	Clay, Americana, 3" minimum slope, 8 PSF			5.45	2.04	7.49

5.1-520		Roof Edges				COST PER L.F.		
	EDGE TYPE	DESCRIPTION	SPECIFICATION	FACE HEIGHT	COST PER L.F.			
					MAT.	INST.	TOTAL	
1000	Aluminum	mill finish	.050" thick	4"	7.05	6.45	13.50	
1100				6"	7.60	6.65	14.25	
1300		duranoic	.050" thick	4"	8.10	6.45	14.55	
1400				6"	9.85	6.65	15.50	
1600		painted	.050" thick	4"	8.75	6.45	15.20	
1700				6"	9.60	6.65	16.25	
2000	Copper	plain	16 oz.	4"	5.70	6.45	12.15	
2100				6"	6.60	6.65	13.25	
2300				4"	6.25	7.30	13.55	
2400				6"	6.95	7.05	14	
2700	Sheet Metal	galvanized	20 Ga.	4"	6.40	7.55	13.95	
2800				6"	7.65	7.55	15.20	
3000				4"	5.70	6.45	12.15	
3100				6"	6.55	6.45	13	

ROOFING 5