

**MINUTES
PLANNING AND ZONING COMMISSION
FEBRUARY 12, 2003**

A regular meeting of the City of Powell Planning and Zoning Commission was held on February 12, 2003, and called to order at 7:30 p.m. by Chairman Don Emerick. Other Planning and Zoning Commissioners present were Kevin Futryk, Roger Coville, Dan Wiencek, Brian Murphy, Tom Counts and Don De Palma. Also present were David Betz, Director of Development; Shawn Leininger, Development Planner; Dawn Nauman, Clerk to the Planning and Zoning Commission, residents; and representatives of the press.

HEARING OF VISITORS FOR ITEMS NOT ON AGENDA

There was none.

MINUTES

The minutes of January 8, 2003 and January 22, 2003 were amended and approved.

OTHER COMMISSION BUSINESS

Commissioner De Palma asked a procedural question. He said that documents he has indicate that if any Commissioner abstains from the vote on a particular issue that the Commission should make a decision as to whether that person should comment at all. He said the concern is that they could inadvertently influence the remainder of the Commission. He said that the information he has goes so far to recommend that the Commission member leave the room. He said the Commission should have a policy on this. Commissioner Wiencek asked the clerk what are the appropriate rules.

Dawn Nauman, Planning and Zoning Commission Clerk, said that typically, if a member abstains from the vote, they should abstain from discussion. However, a need to abstain from the vote as a member of the commission does not remove someone's right to comment on a plan as a resident of the City. In the past, such commission members have addressed the group during the citizens comments section and abstained from active discussion of the Planning and Zoning Commission. Dave Betz, Director of Development, agreed with Ms. Nauman.

Commissioner Wiencek said it sounds like the Commission member should provide their input during the public comment session. Commissioner De Palma asked if they should address the Commission from the other side of the table. Ms. Nauman said that is a matter of choice.

APPLICANT:	M/I Schottenstein Homes The Woods of Powell
LOCATION:	On the north and south side of Rutherford Road, north of Powell Place and east of Middlebury Estates, and south of the Wyandot Elementary School.
EXISTING ZONING:	Liberty Township FR-1, Farm Residence District and PR, Planned Residential District
PROPOSED ZONING:	Powell PR, Planned Residence District
REQUEST:	Approval of a Preliminary Development Plan for 205 single-family lots on 133.31 acres, including 63.47 acres of dedicated open space.

Commissioner Emerick changed the meeting order, because the applicant has asked to table this application.

Ben Hale, attorney for the applicant, said that they have created a number of different designs of this development, and new concerns of the Planning and Zoning Commission have come to his attention in the last couple of days. He said the applicant would like to pursue some of those concerns, and they need more time. In addition, they would like to suggest that the applicant and Planning and Zoning Commission have more of a "work session" approach to this development where a variety of plans can be reviewed simultaneously and input can be provided by the commission at that time.

Commissioner Wiencek asked about the necessity to act on this within the appropriate time frame. Mr. Betz said that the applicant has requested this, and so the time frame can be waved. Commissioner Wiencek asked when the applicant would like to meet. Mr. Hale said the next regularly-scheduled meeting would be acceptable. Staff asked that the applicant submit their documents at least 2 weeks ahead of time.

Commissioner Futryk asked if the applicant feels they have a sense of what the Planning and Zoning Commission is looking for. Mr. Hale said he thinks there are a couple of ways to approach the Commission's concerns, and they want to show some plans for different lot sizes and open space management, etc. He said that he thinks it is a good project and they are looking for some extra time to get their information together.

MOTION: Commissioner Wiencek moved to table this item to March 12, 2003. Commissioner Futryk seconded the motion. The motion was approved. Yes: Emerick, Futryk, Murphy, Wiencek, Counts, Coville, De Palma.

An unidentified resident asked if this session will be a closed session. Chairman Emerick said it will not. Mr. Betz said those notified for this evening's meeting will be notified for when it will be on the agenda again.

Robert Susi, 863 Middlebury Court, said that his home backs up to this property. He said he is not opposed to tabling this to a work session. He said he has heard from the surveyors working on this property that M/I has purchased Powell Place, and they are "able to grandfather something in." He said that he has also heard from the surveyors that M/I will be coming in within a month to clear out the underbrush.

Mr. Hale said that M/I doesn't own the property and they aren't going to touch it until they have the full approval of the City. He said the only development that is going to happen in this area will be approved by Planning and Zoning Commission and Council. Mr. Betz agreed that the City regulations prohibit any clearing of the site until the proper approvals are received.

PRELIMINARY DEVELOPMENT PLAN

APPLICANT: Steve DeWesse, Esq.
Rutherford West Associates and Harold and Patsy Coleman
Rutherford Estates

LOCATION: 43.47 acres located on the south side of Rutherford Road just west of the CSX Railroad.

EXISTING ZONING: Liberty Township FR-1, Farm Residential District

PROPOSED ZONING: City of Powell PR, Planned Residence District

REQUEST: Approval of Preliminary Development Plan for 65 single-family dwelling units on 43.47 acres, including 2.85 acres of open space, for Property in Process of Annexation into the City of Powell.

Paul Phillips, Applicant, was present to discuss this plan. He said that after the January meeting, they went back and tried to address some of the Commission's concerns. They have changed the density from 1.5 to 1.4 du/acre. The number of lots has gone from 65 to 61. He said that only two of the lots, 45 and 46 are under 100 feet width. He reviewed some proposed elevations for homes on this site. He said that Walt Morrow and Mendoza builders are interested in the lots on these parcels. He said that they have provided Council information on the cost of the park in this development. He said that they do not have a revised color drawing at this time.

David Betz, Director of Development, gave his Staff Report on this issue (Exhibit).

Commissioner Emerick opened for public comment.

Kim Cellar, Liberty Township Trustee 4335 Millwater Drive, said he still sees a very low quality development. He said he has concerns for the firefighters and residents that there are not additional exits. He said that the Township was beat up the last time this was discussed for there being no additional connection to this development. He said that "the development director is coming to you as landowner and saying anything you want to annex, think what that is saying..." He said the developer of Golf Village was trying to protect their land and probably lobbied hard to make sure there was no connection. He said he thinks a connection is needed. He said that this plan represents a huge change in taxes. Relative to the way the school calculates students, this represents 142 additional students. He said that the Northwest Area Plan (NWAP) says this land should be commercial, and therefore this is a violation of that. He said that 1.4 du/acre is outrageous because there is no four way highway and no infrastructure associated with this plan. He said that Golf Village provided sewer access and a 20 acre school site. He said there is nothing for the community in this plan except higher taxes and putting people at risk with only one exit.

There being no further comment, the public hearing was closed.

Commissioner De Palma said his opinion hasn't changed since the last meeting. He said that he knows the developer would have problem developing this with less lots, but the density is too high. He said he doesn't like only one means of egress. He questioned the appropriateness of the Walt Morrow "mansions" proposed on 100-foot lots. Mr. Phillips said that the houses they have presented were those that Mr. Morrow provided understanding the size of the lots. Mr. De Palma said that Mr. Cellar expressed the same concerns he has for the

area. He said he appreciates the attempt to please the commission but he can't in good conscious approve a project like this when it will put so much pressure on that area. He said the Commission has the opportunity to set a precedent. He said they shouldn't be unduly influenced by previous developments. Just because it is approved for Golf Village, the City shouldn't follow suit. He said it is not the Commission's role to make sure this development is profitable, but do what is best for the City as a whole.

Commissioner Futryk said he is struggling with how a 2,000-2,300 sq. ft. home is going to command \$400k. He said that he is concerned with that because the cost estimates for the impact on schools estimates those values. He said that in the Golf Village development north of this property, a scenic easement was provided along the railroad. He asked if this subdivision will mirror that. Mr. Betz said doing that, even at 1.25 du/acre density, the lots would end up being 70 feet wide. Commissioner Futryk said he is still concerned with Lots 61, 41 and 42 as to whether they will command the kind of housing the applicant describes. Mr. Phillips said that the \$450k price range is an average price of the subdivision. He said it may be hard to imagine, but it is a beautiful place in the right school district, and the builders don't seem to have the same concerns.

Ron Stone, applicant, said that Mendoza currently builds in New Albany. He reviewed an elevation of a Walt Morrow home, which is 3,500 sq. ft. and 65 feet across. He said they see the homes in the wooded area as selling for over \$500K with those along the track at \$300k. He said that homes along the railroad tracks in Worthington Hills have sold well and for more than that kind of money. He said that the builders they are proposing are good quality.

Mr. Stone said that they inherited one access with this property. They have agreed to provide an emergency access to the south by widening the bikepath and making it tie in. However, Garry Wilcox, their traffic engineer, felt it wasn't necessary. Mr. Wilcox felt widening the entrance would be adequate for access by fire truck. Mr. Betz said that the emergency access can be provided, but that the extra-wide entrance and turn lane will provide suitable access. He described another way to provide access to the site that would remove future park space. He said that Staff can work with the fire department regarding whether the bike path access is desirable.

Commissioner Futryk asked if the Centex development to the west of this only has two entrances and exits. Mr. Betz said that is correct. Commissioner Futryk said the NWAP requires three entrances, and asked Mr. Cellar why Golf Village was approved with only two. Mr. Cellar said that is not a requirement of the NWAP, but of Liberty Township zoning, and the four lane highway allowed them to reduce it to two. Mr. Stone indicated that the new fire department proposed for Sawmill Parkway could service this development.

Mr. Betz identified the Centex Development being discussed. He said that a stub road to the east could have been required, but it wasn't, and now the City must deal with this development lacking the additional entrance.

Commissioner Wiencek asked if the area along the railroad is treed. Mr. Betz said it is. Commissioner Wiencek asked if the open space and building setback line in this development is the same along the railroad as is in Golf Village. Mr. Betz said it is equivalent to the south side of Golf Village. Commissioner Wiencek asked if the elevations presented are more to represent a level of quality and architectural detail rather than specific plans. Mr. Stone said they are very close. He said they have a buyer for one of the homes they presented.

Commissioner Wiencek asked if a right turn lane is required at 40 mph. Mr. Betz said the warrant is met at 45 mph, which is the current speed limit. He said the left turn lane into the site westbound is not warranted, but the City Engineer has reviewed this plan and the traffic study and recommends it for better traffic management. Commissioner Wiencek said he is sensitive to the lack of deceleration lane for that turn lane. Mr. Betz said that the engineer feels it is not warranted mostly because the railroad crossing will require people to slow down anyway. He said that the applicant intends to work with the County on a speed study to determine the appropriate speed limit. Commissioner Wiencek said he would anticipate 35 mph.

Commissioner Wiencek asked if Mr. Cellar thinks that commercial development is more appropriate here because that is what the NWAP called for. Mr. Cellar said that such development would not be a tax burden for area residents. Commissioner Wiencek asked if it isn't true that the majority of the land between Sawmill Parkway and the railroad tracks in Golf Village was identified as commercial, light industrial, or planned office in the NWAP. He questioned why it was okay for Golf Village to put houses in land planned for other development, but not for this development. Mr. Cellar said that there was some shifting because of the commercial development along Home and Rutherford Roads. He said much of the concessions were due to the four lane highway. Commissioner Wiencek asked if Mr. Cellar is saying that the amount of commercial, light industrial, residential, and planned

office is approximately the same as identified in the NWAP, but the location of the zoning areas is different. Mr. Cellar said that is his thinking.

Mr. Cellar added that he thinks the developer didn't make connection to the east because of the potential for lower class development due to the proximity of this land to the railroad tracks. Commissioner Wiencek said that he doesn't think that was up to the developer, but rather the Township to serve the best interest for the residents regarding the future of this plot. He said that Golf Village got off easy because they didn't have to build that extra stub street. He said it is difficult to swallow the logic that this only has one entrance and exit when the reason that is the case is because the Township didn't make appropriate plans. Mr. Cellar said that the developer questioned how to stub his development into this if it were going to be storage units. He said that Powell is "last stop shopping" and has "total control" to make the connection happen.

Commissioner Futryk asked if Mr. Cellar is implying that the homes that will be here will be of lesser price than the adjacent Centex development, when this developer says they won't be. Mr. Cellar said he also heard the developer say that they don't know who is going to be buying these lots. Mr. Stone said they provided information regarding this.

Commissioner Wiencek said there have been requests for cement-fiber siding in this development, and if the Commission would like to approve otherwise, that will need to be dealt with as a condition of any motion that is made. Commissioner Wiencek asked if it is sufficient to indicate that those houses built on this development will be similar in style to those elevations presented. Mr. Betz said that much of the architectural guidelines can be addressed in the Final Development Plan.

Commissioner Wiencek said he thinks the emergency access is a legitimate concern and appropriate to address. He asked if it is not appropriate to connect the pump station road to this development to provide that. Mr. Betz said that staff can take a look into that access and see if it is appropriate. He said another issue is the location of the corner piece owned by the railroad which may make it impossible to connect directly. He identified an alternative proposal for emergency access which he said he will review with the fire chief. Commissioner Wiencek asked if it is appropriate to make the plan subject to approval by the Fire Chief. Mr. Betz said it is, because he reviews all final development plans anyway.

Commissioner Counts said that the NWAP plan is just that, a plan, and that many changes have been made as a result of Golf Village. He said that the Planning and Zoning Commission must assume the difficult task of working on the infill pieces. He referred to the infill condominium development on Sawmill Road, where it is a situation that there are not many good possibilities. He said this is a similar problem. Under other circumstances, adjacent property could have been developed better, but it wasn't. He said if other members feel additional access is necessary, he will support it, but he is comfortable with the wider entrance.

Commissioner Murphy echoed Commissioner Counts's comments. He said that this development fills a hole left by the development in Liberty Township. He said he is comfortable letting the fire department determine what is appropriate for access. He said he would be more comfortable with a left turn lane off Rutherford because he has some concerns about traffic backing up across the railroad tracks. He said he thinks the developer has worked hard to meet the requirements, and that these are decent lot sizes, particularly in comparison to what they are next to. He said he would have approved the development before and still would today.

Commissioner Coville said that in general, he agrees with the comments the other commissioners have made, but as he said at the last meeting, he is concerned with the setback from Rutherford Road. He asked that lots 1 and 40 be removed to provide an additional setback from Rutherford road.

Commissioner Emerick agreed that it makes more sense to develop this parcel residentially than commercial. He said that he would support working with the fire department to ensure adequate access. He said he is a little disappointed in the size of lots 28 through 34. He said he can easily see taking out 23 lots and making them wider. He said that would also help with the density. He said beyond those concerns, he is fairly happy.

Commissioner Futryk asked if there are any plans for further improvements to Rutherford Road such as widening or turn lanes. Mr. Cellar said he is not. Mr. Betz said that the only improvements would be if the Woods of Powell plan proceeds, there will be turn lanes at Rutherford and Liberty Roads.

Commissioner Counts asked Commissioner Emerick what is more important, 100 foot lots, or the size of the lots.

Commissioner Emerick said that if a couple of lots he referred to were removed, there would be wider lots and lots that are a little bigger overall. He said some of the lots are half as small as the rest of the development. Mr. Phillips said that he think the lots adjacent to those Commissioner Emerick is talking about are 80-85 foot lots. Mr. Stone said they can make the lots bigger, but it would eliminate the park because of financial problems. He said these lots are larger than Golf Village to the west.

Commissioner Wiencek summarized that many members of the Commission have suggested removing lots, but none are the same. The Commission held a lengthy discussion regarding lots which would be desirable to remove.

Commissioner Futryk said his concern with lot 61 is that it is close to the railroad tracks. He said that lots 41 and 42 are laid out probably. He said that he would support removing one between 28 and 34 to widen those to 116 foot lots along the western edge of the property. He said Commissioner Coville's comments about lots 1 and 40 are good, but that the setback to those properties is no different than what is in Golf Village now. Mr. Betz said that is correct, but there are 3 larger parcels in between. However, he believes the existing home immediately to the west is even closer to the road.

Commissioner Wiencek said that the Commission should base a decision to remove lots on what would have the best impact to the community rather than basing it on the ability of the developer to sell the lot.

Commissioner Counts said he doesn't see removing any lots providing a measurable benefit to the community. He said that lot 61 is the one lot that he would say would be better as open space, but that may still happen because they may not be able to sell it. Discussion ensued.

Commissioner Futryk asked if there are other possible locations for emergency access to this site. Mr. Betz said there is limited ability. Commissioner Murphy asked if the bikepath on the Centex property has been built. Mr. Betz said that it will be constructed where there is existing open space, and he has talked to a representative of Centex who says it will be supported as long as this development puts the path in. Commissioner Wiencek expressed a desire to install the bikepath in this development before the lots are sold so that future buyers are aware of its location. Mr. Betz said that can be addressed in the Final Development Plan.

Commissioner Wiencek asked when architectural design will be discussed. Mr. Betz said that they can ask for specific models to be presented for the Final Development Plan.

Mr. Betz added that if lots 28 and 61 could be removed that will allow a little more room for the bikepath. He said it could also help with some of the flood plain issues. Commissioner Wiencek said the density would be 1.36 d.u./acre if two lots are removed.

Commissioner De Palma said that in previous polling of the Commission, he expressed a desire for 1.2 d.u./acre. He said that Commissioner Futryk asked to lower the density by 8 lots. Commissioner Coville wanted to start at .7 d.u./acre and work up from that based on amenities. Commissioner Murphy said they should be held to higher standards than Golf Village, and Commissioner Wiencek was looking for a reduction of 8-9 houses. He said that reducing the density by 2-3 lots doesn't make much of a difference overall to the negative impact this development is going to have on the surrounding area, school system, and city. He urged the Commission to lower the density more. Mr. Stone noted that they already took out 4 houses from the last plan, and 2 more would be 6, which he thinks is a good compromise.

Commissioner Wiencek asked if there will be bikepaths in the park. Mr. Stone said there will.

Commissioner Wiencek moved to approve the Preliminary Development Plan with the following condition:

- 1. That all floodplain management requirements be met and coordinated through Staff.**
- 2. That a left turn lane be provided west bound on Rutherford Road.**
- 3. That a right turn lane out and left turn lane out be provided on the street intersecting with Rutherford Road.**
- 4. That a pathway be shown along the frontage of Rutherford Road and constructed with the roadway improvements.**
- 5. That the pathway connection to the west be connected to Trail Lake Drive.**
- 6. That the applicant provides documentation from the Delaware County Sanitary Engineer at the**

- time of submitting the Final Development Plan that sewer service can be provided to the site from the Golf Village sanitary sewer to the south.
7. That the no build zone/tree preservation areas be designated Scenic Easement utilizing language development by Staff.
 8. That the home designs mimic the styles presented and that the developers provide more specific models at the Final Development Plan.
 9. That the fire department is to review and approve the access plan for this development prior to final development plan.
 10. That lots 28 and 61 are removed and the plans redesigned at the discretion of Staff and the developer.

Commissioner Futryk seconded the motion. The motion was approved. Yes: Emerick, Futryk, Murphy, Wiencek, Counts, Coville. No: De Palma.

SKETCH PLAN

APPLICANT:	HER REALTORS
LOCATION:	West Olentangy Street
ZONING:	PC, Planned Commercial District
REQUEST:	Review of a Sketch Plan for an 8,000 sq. ft. Real Estate Office Building and approval to submit a Combined Preliminary and Final Development Plan.

James Beam, Architect, was present to discuss this plan. He identified that this site is in the Murphy Park area. He identified the Goddard School, a small retail center, and then moving to the east, this site. He said that HER was before the Commission previously with a 10,000 sq. ft building, but since that was approved, they have had a change in philosophy with how to use their office space. He said the original proposal was for a two story office with a main hall. In the new plan, there is a central area that is open office ringed by hard offices on the perimeter. He said there is a more residential and traditional in style area with an entrance lobby, living room, closing rooms, coffee area and receptionist. He said the entry is through a pavilion at the corner of a nicely paved courtyard. He said this represents a new brand for HER builders.

Mr. Beam said the building is 8,000 sq. ft. with 37 parking spaces. They have preserved all the trees across the back as with the other plan. He identified the courtyard landscaping in front and the proposed bikepath.

Shawn Leininger, Development Planner, gave his Staff Report on this item (Exhibit).

Emil Slavik, Architectural Advisor to the Planning and Zoning Commission, said this plan is definitely an improvement over the prior plan. He said his one concern is that the rendering presented is extremely appealing but not what will be built on that site. He identified a building as half as long as the illustration. He recommended that they take the pitch of the roof and extend it to give a feeling of overlap. He said that the mottled brick in the rendering "makes the building." Mr. Beam agreed with the comments he made. Mr. Slavik said he is thrilled with the design. Mr. Beam said that in the plan they are proposing, there will be no parking in the front.

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

Commissioner De Palma said that this rendition looks as if it belongs on a campus, and is appropriate for this "campus corridor." He said he appreciates Mr. Slavik's comments, because he thought the facility would be this big. He agreed that the brick is appropriate. He said this is a great design, and he has nothing bad to say about it.

Commissioner Futryk asked if the setback is 40 feet from the right of way, in line with the Goddard School. Mr. Leininger said the requirements are for 60 feet but it has been reduced to 40 to save the trees in the rear. Commissioner Futryk asked if staff has concerns about only one entrance and exit. Mr. Leininger said there are actually two, one in front and one in back. Commissioner Futryk agreed that this is a beautiful proposal.

Commissioner Wiencek said he appreciates the opportunity to "do-over" a plan he was previously concerned with. He commended the applicant and said he looks forward to seeing it again. He asked how to handle the three rail fence along Powell Road and still have the wall and the wrought iron fence defining the courtyard in this development. Mr. Slavik said that is a good point, and that the whole street should be reviewed and consideration should be given to how to create breaks in the fences or accent pieces. Discussion ensued.

Commissioner Counts agreed that this is better looking as a one-story building, but noted that the rendering doesn't include the water table identified on the plan. He said that while he likes the building and the colonial nature of it, he doesn't think it is appropriate for Powell because it is too colonial. He said they are trying to keep the rural setting, and that is something he was concerned about the last time this was reviewed. He said that he would remove the brick and go with something more Victorian.

Commissioner Murphy said this is a tremendous looking building and a tremendous asset at the western entrance to Powell. Commissioner Coville and Commissioner Emerick also spoke favorably of the plan. Commissioner Wiencek encouraged the applicant to provide additional designs if there are any.

MOTION: Commissioner Wiencek moved to allow submittal of combined preliminary and final development plan. Commissioner De Palma seconded the motion. The motion was approved. Commissioner Futryk seconded the motion. The motion was approved. Yes: Emerick, Futryk, Murphy, Wiencek, Counts, Coville, De Palma.

APPLICANT: Angelo Cordi
LOCATION: 190 West Olentangy Street
ZONING: PC, Planned Commercial District
REQUEST: Review of a Sketch Plan for mixed use development on 2.3 acres and approval to submit a Combined Preliminary and Final Development Plan

Buell Koone, Architect, said that he has read the Staff Report and agrees with Staff's comments regarding size and lot coverage. He described the plan and the parking proposed and reviewed the proposed building materials. He said they would like to submit a Combined Preliminary and Final Development Plan. He said they would prefer access from Powell Road.

David Betz, Director of Development, gave his Staff Report on this item (Exhibit).

Emil Slavik, Architectural Advisor, said he agrees with Staff that the applicant has gone far to addressing some of the concerns of staff. He identified that there is a vacant lot between this development and the strip center to the west, and that should be taken into consideration. He agreed with Mr. Betz's comments about stepping the buildings back. He said that a larger building at the corner gives presence to the destination and helps define the appropriate turning movements. He said he also likes the intent to be "houseslike" along Lincoln Street. He said he feels the HDC should make the comments on the architecture, but he does encourage breaking up of the façade. He said the HDC may want to this site to be too much like the Historic District when he sees this as a transition piece. Mr. Betz concurred, and said it is much like 285 South Liberty Street.

Mr. Slavik said he likes the parking in the center because it allows on street parking but puts most of the overflow in the center.

Commissioner Emerick opened to public comment. Hearing none, he closed the public comment section.

Commissioner Wiencek asked if there is a maximum size or maximum recommendation for buildings in the Historic District. Mr. Betz said in the OPC district and OPR there are, but this development is in the PC district within the Historic District where there are no such requirements. He said that the village scale issues fall into place. He said that these are 8-10k sq. ft. units when typical downtown houses, such as the Newbury Homes office are 3,000 sq. ft. (approximately 1500 sq. ft. per floor).

Commissioner De Palma asked who determines the size of the building. Mr. Betz said the Planning and Zoning Commission does, but Architectural review is done by the HDC. Commissioner Wiencek asked if they will come back with a preliminary plan while this goes to the HDC for architectural review. Mr. Betz said that is how the 285 S. Liberty Street building was handled. The HDC will review a concept plan next week knowing that the Planning and Zoning Commission has recommended the buildings be made smaller. Commissioner Wiencek asked what is the size of the IOOF building. Mr. Betz said it is 4500 sq. ft.

Commissioner Wiencek asked how much they are considering shrinking the buildings. Mr. Koone said it is about 3,000 sq. ft. total. He said some gables on the larger building were made more slender to represent other Powell architecture, and this reduced the square footage of the building.

Commissioner Wiencek said he is concerned with the visual impact on Lincoln Street which will be visible driving

west bound on Powell Road. Mr. Koone said that he has tried to create some offsets between those buildings and include elemental features that provide a residential effect. He said they have reduced the total length to provide parking. Commissioner Wiencek said that he just wants to make sure it is addressed architecturally and doesn't look too long. Discussion ensued. Commissioner Wiencek also expressed a desire to use a mix of architectural materials so that it fits in with the Historic District better. He said he shares Staff's concerns with the curb cut onto Powell Road. He said the City is often accused of not doing its fair share to unburden traffic, and eliminating curb cuts is certainly a goal.

Commissioner Wiencek said he could support allowing access as proposed until development to the west occurs. Mr. Betz said that when the property to the west comes in, the access point to the west may be a better choice. Mr. Koone said that their big concern is the visual effect. Lunch traffic needs to be able to see where traffic is. Mr. Betz said this scenario works well, because if a driver misses the Lincoln Street access, they can use the access to the west.

Mr. Slavik asked about on-street parking between the strip center and the railroad on Powell Road. Mr. Betz said he doesn't think it would be an issue with the historic district commission, and that extension could happen and would be used. Mr. Slavik said that cars parked on the side of the road will help slow traffic.

Commissioner Futryk said he was concerned that the larger building is too much mass on the edge of the street and will block the view of the next building for those traveling westbound. He asked if it wouldn't make more sense to have the larger building on the back side of the property and keeping the smaller buildings near the road. Mr. Slavik said he doesn't have a problem with the building location because everything across the railroad is going to be new at some point. Something big that is new and of the right character is not inappropriate when in another three seconds, the car is at Village Pointe Center. He said the large building on the street identifies the intersection. He said if Lapcraft was ever redeveloped, he would recommend a similar structure on the south side of Powell Road. He said it is appropriate to grow out of the Historic District character as one moves toward Sawmill Parkway.

Commissioner Futryk asked if Staff is okay with the setback as proposed. Mr. Betz said they recommend they be as proposed. Commissioner Futryk asked about size and use of the retail spaces. Mr. Koone said they haven't discussed particular tenants or tenant spaces at this time. Commissioner Futryk agreed with Commissioner Wiencek's comments about mixing up the materials for a variety.

Commissioner De Palma said this is a good use of the property, and the previous comments of the Commissioners have mirrored his concerns.

Commissioner Futryk said that there are some large trees on the property. Mr. Betz said he hasn't taken a close look, but many are split trunk trees, and locusts, which are really not desirable. He said it may be better to replace some, but they will review them and see what is desirable to preserve.

Commissioner Counts and Commissioner Murphy had no additional comments.

Mr. Slavik said while he supports different materials, some architectural features should be similar. They include water table, shutters, drain spouts, etc.

Commissioner Coville asked about coordinating access with the property to the west. Mr. Betz said that it would be desirable to work toward that goal. Commissioner Coville said it may be desirable when it connects to eliminate the pork chop. Mr. Betz said he would like to see what the traffic study recommends.

Mr. Betz said that sidewalk access is important to the site from outside as well as within. He said a picket fence should tie in as well.

The Planning and Zoning Commission expressed a desire to move forward with a preliminary development plan rather than combined.

OTHER COMMISSION BUSINESS

David Betz, Director of Development, said that this evening he gave the Liberty Township Trustees present copies of what he is about to discuss, and unfortunately they have left the meeting. He said that this was discovered during work on the City's Comprehensive Plan. He said that many people are expressing concern

about traffic in the area. He identified an area in Liberty Township north of Powell which is currently undeveloped but in the development plan process. He said that it meets the zoning requirements, so is only reviewed by the Delaware County Regional Planning Commission. He identified civic corridors and future development in the area. He said that the Liberty Township Comprehensive Plan calls for connections east and west of a major collector, but such plans are impossible at Seldom Seen and Rutherford Roads. He said that he is envisioning a parkway that will meet that connector requirement and go all the way to S.R. 315. He identified a location where a "Bennett Parkway" type two-lane connector to 315 could be installed. He suggested the City work to encourage the Township to explore this connector.

Commissioner Futryk asked if it is correct that this development plan is 80 homes with one entrance and exit. Mr. Betz said it will be initially, but will eventually connect to Woodland Hall. He said that similar connections were planned with Wingate and between Ashmoore and Sherbourne Mews but never happened. He said this is the last chance for an additional connector, and an added benefit is that it could connect to the middle and elementary school.

Commissioner Counts asked if the development plan being reviewed could keep this in mind. Mr. Betz said he thinks that Liberty Township can suggest this to the developer.

Commissioner Emerick asked what the Planning and Zoning Commission can do to encourage the Liberty Township Trustees to study this. Mr. Betz suggested they send them an email, or call them to discuss it.

**PROPOSED AMENDMENT TO THE ZONING CODE
TO AMEND SECTION 1147.12 TO INCLUDE STANDARDS FOR THE INSTALLATION OF APPROVED
EXTERIOR WALL MATERIALS.**

Commissioner Wiencek said that an informal subcommittee is working on a strategy to address the use of these materials on existing homes and new developments. He recommended that this be tabled indefinitely until Council can review this further.

MOTION: Commissioner Wiencek moved to table the amendment to Section 1147.12 indefinitely. Commissioner Counts seconded the motion. The motion was approved. Yes: Emerick, Futryk, Murphy, Wiencek, Counts, Coville, De Palma.

OTHER COMMISSION BUSINESS

Commissioner Wiencek said that several buildings that came through Planning and Zoning Commission in the last few years have completed and he takes a great deal of pride in the results. He identified the following facilities as those the Commission should be proud of:

Dublin Manor Corp. (south of the veterinary clinic on Liberty Road).

The Goddard School (Powell Road.)

The Church of the Latterday Saints (Liberty Road).

The Village Academy Fine Arts building (Liberty Road).


Commissioner Coville asked Mr. Betz to look into whether the sidewalk at Tria is being kept open in accordance with their patio approval.

The Next Meeting is scheduled for February 26, 2003.

ADJOURNMENT

The Commission adjourned at 9:40.

DATE MINUTES APPROVED: February 26, 2003


Don Emerick
4-9-03
Date

