

**MINUTES  
PLANNING AND ZONING COMMISSION  
FEBRUARY 26, 2003**

A special meeting of the City of Powell Planning and Zoning Commission was held on February 26, 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 the February 26 were approved as printed.

**PRELIMINARY DEVELOPMENT PLAN**

**APPLICANT:** Powell United Methodist Church  
**LOCATION:** 825 East Olentangy Street  
**ZONING:** PR, Planned Residence District  
**REQUEST:** Approval of a Preliminary Development Plan for a new sanctuary addition of 15,577 sq. ft. and parking lot

Tony Eyerman, Gary Bruck, and Phil Harren, were present to discuss this plan. Mr. Eyerman reviewed that they have made changes based on comments from the Commission. He reviewed the changes to the to the parking: They have removed a row of head-in parking closest to Powell Road, added 12 spaces in the southeast corner, and extended an area of parking 9 feet closer to Valley Run Drive. This has reduced the parking from 342 to 320 spaces. He said that is a net increase of 70 spaces from what they currently have.

Mr. Bruck presented the Commission with color renderings of the building elevation. Commissioner Wiencek asked if the view is from the middle of the road. Mr. Bruck said they asked that it be 3 ½ feet above the pavement from the driver's perspective and from the driver's lane. He identified the approach heading west. He said the trees in the renderings are the size as installed. He said the bell tower is the icon that lets everyone know that this is a church. He identified the barrel vault of the facility and said that represents the variance. He said the main building is within the setback. Commissioner Futryk asked if that includes the vault and the windows on each side. Mr. Bruck said it includes the striped section. He identified the view from the south looking north and from the rear.

Emil Slavik, Architectural Advisor to the Planning and Zoning Commission, said he feels the building scale and proportion in the rendering is very close to that which one will see once built. Commissioner Wiencek asked if the mounding represented in front of the Goodman property is accurately represented. Mr. Slavik said he thinks it is, and it is an issue about which he was previously concerned. He said it will look like a high wall there. Commissioner Wiencek asked what the height of the mound is. Mr. Bruck identified it as 3-4' to 9' in the eastern portion. Mr. Slavik said the most important measurement is the difference between the road elevation and the mound, and the area of the biggest concern is where the mound is so high.

David Betz, Director of Development, gave his Staff Report on this item (Exhibit). He reviewed the development plan which was approved for this property in 1999 for a 5700 sq. ft. sanctuary with a capacity of 600 seats. He said the phasing plan approved at that time will allow a sanctuary and chapel to be built within a 12 year period. He reviewed the approved parking and landscaping. He agreed with Mr. Slavik that the elevation perspectives are accurate. He said he would want to make sure that the landscaping is installed according to the rendering. He said it might be desirable to decrease some of the mounding, as it doesn't need to be that high to provide screening.

Commissioner Emerick opened this item to public comment. He noted that numerous emails have been received regarding this issue, and those that sent them are not being asked to repeat their opinion because they have been entered into the public record. He asked that everyone state their name, address and limit their comments to 3 minutes.

Garth Nutter, 846 Sycamore Ridge Court, asked if the bell tower is the highest structure proposed or existing in the City. Mr. Betz said the existing steeple on this church and at the Church of Latterday Saints is taller than this

tower. Mr. Nutter said he doesn't think there are any buildings or structures of this size and he asked what is to stop another company or organization from putting up a 60-foot structure. Commissioner De Palma asked if Mr. Nutter has provided any written concerns to the Commission. Mr. Nutter said he has not. Mr. Betz said that Section 1145.15 of the Zoning Code does allow a height exception for things such as barn silos, grain elevators, church spires, domes, windmills, antennas, water towers, cupolas, belfries, etc. All other structures must have a maximum height of 35 feet measured between the roof ridge and the eave line.

Greg Davis, 761 Woods Hollow Lane, said that the residents of Deer Run are concerned about what is taking place here, and have had very little notification prior to this hearing. One of the biggest concerns is that the entire entrance of Deer Run will be engulfed in parking and asphalt, and that is not appropriate in Powell. He said another big concern is the loss of the Goodman home, and loss of green space. He said that a lot of people are frustrated with their inability to be part of this process and the amount of progress with this plan without input. Commissioner De Palma asked Mr. Davis if he has sent correspondence. Mr. Davis said he sent an email. He said that they have received no correspondence from the church regarding this plan. Commissioner De Palma quoted the church development plan which indicates the church has worked with the neighboring Deer Run Homeowners' Association to address their concerns..... Mr. Davis said that there are immediate neighbors that live right up against the church that have had dialogue, but most of the people in Deer Run have had no contact.

Commissioner Futryk said the Planning and Zoning Commission was led to believe that the survey that went out regarding the church was sent to all members of the Deer Run Homeowners' Association. Mr. Davis said it was, but it didn't invite anyone to participate. Commissioner Futryk asked if there was no correspondence from the Homeowners' Association through a newsletter. Mr. Davis said there was not much.

Mr. Betz reviewed that the City notifies property owners within 250 feet for every hearing that is held. People who sign in on the sign in sheets are added to that list. In addition, the notices are published in the newspaper, on the web site, and at the post office, Library Park, and Village Green.

Doug Meszaros 1820 Powell Road, said there is quite a bit of concern about this project. He said that he reviewed the Zoning Code section 1121.02, which states the purpose of this process, and he is especially concerned about the charge of the Commission "to protect the property rights of all individuals by sharing the compatibility of uses and practices. He said that he contacted three "prominent" (unnamed) appraisers who all said that at best, his property value rate of appreciation will slow depending on the final product. He said it could also stay the same or go down. He said that one appraiser he talked to said he wouldn't "touch it with a 40-foot pole." He expressed concern about the parking variance and said that the church should live within the code.

Jon Airey, 575 Woods Hollow, said he signed up at every occasion and have yet to receive any notice about these hearings. He said he thinks there is a suggestion of more notice than has actually happened. He said that the intensity of use on this project is a concern. He said the step in reducing the amount of parking is a good one, but he would suggest they remove the parking variance entirely and reduce the parking and increase the landscape adjacent to Deer Run.

Joe Schultz, 240 Valley Run Place, said he has not previously addressed the Commission. He said that he was the first president of Deer Run, and took great pains in developing their part of the subdivision along Powell Road. He said that they saw development of the church but not its move eastward. He said there is tension between the Homeowners' Association and the residents of Deer Run. He said the Homeowners' Association hasn't made a good effort to contact the residents. He said he appreciates the reduction in parking but feels it doesn't go far enough in protecting green space. He said there has to be an impact on property values that hasn't been properly addressed.

Bob Bailey, 164 Valley Run, said he has sent an email. He said the 1999 plan, which has a reasonable expansion is news to him. He said that he has concerns about expanding in to the green area when a plan is already approved. He said this design reminds him of the shopping centers in Cincinnati along I-71. He said he loves churches, but to build a tower of that complexity that really isn't part of the church is an objection.

Francis Hsich, 688 Old Pond Lane, said she moved to Powell from Cleveland because of the rolling hills and rural atmosphere. She said the existing farm house is desirable in a rural atmosphere. She said the tower bothers her because it is so high. She said she is also concerned with the parking and would request sufficient landscape

coverage.

Joe French, 18 Sycamore Ridge, said he is not a member of church. He said he is the current President of Deer Run Homeowners' Association, although he is not here in that capacity. He said he shares the western boundary with the church. He said he is glad the neighbors are here this evening. He said he has attended and participated in all the meetings on this issue. He said that he has seen the church try to respond to the demands and comments that have been made. He agreed with Mr. Airey regarding the parking and said he is concerned that it keeps getting moved toward Deer Run. He said he would rather see it closer to Powell Road. He provided the Council with three letters to residents of Deer Run regarding this proposal (Exhibits, French 1-3). He said that as a concerned neighbor, he has received ample notice and he frankly doesn't think this is going to affect his property value. He said it is a nice place, and he has never had comments about concerns with the church in his back yard.

Patrick Doyle 148 Valley Run Drive, expressed concern about the proportion in the renderings. He said that the fence is approximately 4 feet high, and the berming in this plan is at about 16 feet, particularly in the westerly view. He said he would like to see the view from the rear, from the homes that abut the property. He said he sent an email referencing the importance of the Goodman property. He said this development could use that property and this could be developed about it. He said that more aspects of "sincere development" should be considered without rushing this through the process.

Mr. Slavik said he thinks the rendering of the fence is correct because one is above the fence from this perspective. Mr. Betz said the fence is below the asphalt of the road at certain points. He said that the details of grade and elevation will be worked out more thoroughly in the Final Development Plan.

Ed Christensen, 705 Wood Hollow Lane, expressed concern that all of the perspective drawings are about the impact from Powell Road, and not from the resident's perspectives. He questioned whether the view from Powell Road is really more important than from Deer Run. He questioned whether the grading proposed will be sufficient to screen the parking from Deer Run. He echoed comments about concerns regarding property values. He said the tower is too high.

Denise Meszaros, 1820 Powell Road, said they appreciate the careful consideration the Planning and Zoning Commission is giving to the community and residents of Deer Run. She said the citizens rely on the Zoning Code to bring harmony, not discord to the residential communities. She said the requested variances represent a change in City standards and set a new precedent. She said that the Powell streetscape will be more commercial. She said the bell tower is out of scale. She said the intensity of use continues to be inappropriate and no amount of landscape can hide it. She identified the 1999 Powell UMC plan for a bell tower with a spire as being more appropriate and less obtrusive (Exhibit 2). Ms. Meszaros said that the approved plan said that the future chapel addition will be 2,460 sq. ft. and will start within the next 15 years. Commissioner Wiencek asked if Ms. Meszaros understands that the steeple Ms. Meszaros identified is roughly equivalent in height to that which is currently proposed. Ms. Meszaros said that she understands that. She said that this would be less obtrusive.

Louise Fleming, 57 Valley Run Drive, said that they have known about this project for year and a half because they live on the southern boundary of the church. She said they are not against the church's expansion, but they have a problem with the scale, particularly the parking lot. She said that they had worked out a compromise with the church regarding generous green space at the southern and eastern border. She said she appreciates taking out the parking row along Powell Road, but she said it has created further encroachment to the south, to which she is opposed.

Commissioner Futryk asked Mr. Betz to review the landscaping plan. Mr. Betz reviewed an overhead of the proposed landscaping. He reviewed the mounding and the mix of evergreen, white pine, spruce, and deciduous and existing trees. He said the plantings will generally follow the shape of the mounding. He reviewed the grading plan. He noted that the parking lot will be sunk 3-7 feet.

Janet Doyle, 148 Valley Run, said she has never sent correspondence to the Commission. She said she came from a part of the country where historic homes are highly valued. She said she has restored three historic landmark homes and was under assumption that this house would be land-marked and protected. She said it is a travesty that the center of Powell is the only place left with historic value.

Commissioner Wienczek said he doesn't think anyone would debate the aesthetic value of the Goodman property, but he asked Mr. Betz to review its historical significance. He said he understands the Historic District Commission (HDC) has looked at the property. Mr. Betz said that the Powell/Liberty Historical Society (PLHS) reviews any building demolition where there may be a historic aspect. He said that is a separate organization from the HDC which reviews projects within the Historic District, or the downtown. He said the PLHS is a separate non-profit group who reviewed the proposal to remove the building. He said that notwithstanding its impact, beauty, and cultural aspect, the architectural history of that house is a Gabled-L house with additions on the front and back in the 1940's to make it look the way it is. He said that it doesn't have historical significance, although it does have an impact in beauty and look in the area.

Commissioner Counts asked if it is correct that the house is not part of the city. Mr. Betz said it is in the process of being annexed. Commissioner Counts asked if it is correct that the City currently has no jurisdiction on the house. Mr. Betz said that is correct, and there are no more landmark ordinances at this point. Commissioner Futryk asked what the zoning is. Mr. Betz said it is FR-1, Farm Residence District, which could be agriculture or one-acre lots. Commissioner Counts asked if churches are a permitted use. Mr. Betz said they are, within the Township. Commissioner Murphy asked if that would be a conditional use. Mr. Betz said it would be a permitted use. Commissioner Wienczek asked if the zoning will change with the annexation. Mr. Betz said that the Final Development Plan would amend it to PR, Planned Residence District.

Renee Ongaro 155 Valley Run Drive, echoed her neighbors' comments. She said they moved to Powell because of the "urban rural homely setting." She said they moved away after 6 years but moved back because they love the setting. She said that putting up the tower coming into Powell is a travesty because it's the first impression of the community when one comes up the hill to the west. She asked that the Goodman home be kept for the historical and cultural significance.

Bob Smith, 711 Old Pond Lane, said he hasn't contacted the Commission previously. He said he is concerned with the commercialization he has seen take place and the heavy traffic loads. He asked the Commission to see for themselves that the Goodman property is a buffer between the church and Deer Run. He said he would rather see more effort toward landscaping and the reduction of parking.

Mark Kusak, 200 Valley Run Place, said he has lived here for a year and he would have had concerns if the parking lot had been in this location when he tried to buy the house. He said people want to see more options. He said that he would like a rendering of the view from Valley Run Drive or an animation of driving by or flying around. He said he thinks people would like to see a couple of different configurations for parking.

Nancy Bowman, 725 Woods Hollow, said she did respond to the survey but at that time she didn't understand the bell tower or the Goodman home being torn down, and she is concerned about both of those in addition to the parking lot size. She said that many people picked Powell because of its rural nature. Commissioner De Palma asked if she said she was opposed to the church on the survey. Ms. Bowman said at the time, she felt that she wanted to work with the church, but the survey was very vague.

Rob Tricknor, 746 Old Pond Lane, said he moved to Powell for the rural setting. He echoed concerns about the addition and the parking lot. He said that while he is supportive of the church, he would prefer they keep it within the property they have and keep it more appropriate for the neighborhood. He said that he liked the fact that his neighborhood has no through-street so that traffic is low and the neighborhood is quiet. He expressed concern that this project could effect the entire environment of Powell.

Jim Butler, 1726 Powell Road, said he is across the street to the north. He said he thinks this proposal looks better than what is on the property right now. He said it may be larger but it has better character and is more cohesive. He said the tower is huge, but it looked good in the perspective to him. He said that with the Final Development Plan is done, he would like to see something more than mounding on the front corner. He said he isn't crazy about losing the house but it must be balanced by what good the church does for the community. He said they did buy the property and they can tear it down but never build a thing on it because they have rights, as well. He said he thinks the Indians in this territory weren't pleased with the settlement, and this is a continuation of progress.

Erin Davis, 761 Woods Hollow, said that she likes the green space and she doesn't want a church taking away the beautiful trees and blocking the homes that have been there.

Deborah Davis Laviach, 761 Woods Hollow, said she sent an email but didn't respond to the survey. She said that she would like to see the impact of Deer Run on this development rather than the view from Powell Road. She said the variances should be denied because the Zoning Code sets minimum standards that should be met. She said that she is concerned that in the more than 10 years she has lived in Deer Run, there have been many expansions, and she questions if the church begins to grow what the future will hold. She said that she doesn't want their homes to become the back lot of the church.

Lee Ritchie, 640 Woods Hollow Lane, secretary of the Deer Run Homeowners' Association, presented three more surveys regarding the residents' opinions on Deer Run. She said that she is also on the Comprehensive Plan Steering Committee, and a survey was done at a cost of \$10k (sic). She said the survey results are important because when one talks about the Gateway to Powell, that is for the entire residential community, not just Deer Run. She said that if the church does expand, a great deal of attention should be given to the impact on Valley Run and Deer Run residents. She thanked Commissioners Murphy, De Palma and Futryk for standing up for what they believe in, and she encouraged them to stay the course.

Francis Hsieh, 644 Old Pond Lane, expressed concern that a distance of 6 feet from the parking lot to Valley Run Drive is very close. She said she also responded to the survey but when she did she was also unaware of the bell tower and the tearing down of the Goodman property.

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

Mr. Bruck said that he would like to note that there have been many comments regarding the architecture of the bell tower, but this is a preliminary development plan which should not have architectural review. He said that if they live within the current Zoning Code without asking for a variance, the mounding would not be required, the parking could be closer to the street, but they are trying to address adjoining neighbors' concerns. He said that the church has tried to be responsive but it is difficult when there are new complaints they need to respond to. He said this could be dragged on for years, but the Commission is here to make the intelligent decisions for the City. He asked that the Commission read between the lines. He said that additional views would only stall the process, because they are consistent with those that have been presented. He said that the church has its rights, too, and they would like those to be addressed.

Commissioner De Palma said that if there had been these types of renderings when the Commission was first approached, it would have been easier to understand the impact and the process might be farther along. He said that when he joined the Commission he was given the Comprehensive Plan as well as the Zoning Code. He said the Comprehensive Plan is generated to improve the quality of life for the residents and it outlines community goals for land use and village scale development (smaller, relating to typical small town atmosphere). He said that the plan says that roads should allow access but not be overused. He said that the Plan encourages a land use policy that promotes low density housing developments and minimizes the impact on Village services. He said he thinks the plan should live up to the City's logo. He said he is opposed to this request because it is too aggressive and it oversteps too many boundaries set by the Code. He said he has a duty to protect the physical culture of the community, and to uphold the community standards currently in force. He said that this development will create havoc with traffic. He said of the 53 people heard from on this issue, 43 were not in favor of the project as proposed, which is nearly 80%. He said that leads him to believe if everyone in the neighborhood was polled, the percentage would probably remain true. He said that although he feels the applicant's ministry is admirable, a great majority of the members do not reside in the City of Powell, regardless of their mailing address.

Commissioner De Palma said that if there is a chance that the enough of the Commissioner's are in favor of this, he has a proposal for this development that may address many of the concerns voiced by the residents. He said he is proposing moving a whole row of parking in front of the education wing and moving the Goodman home over to make it a natural buffer between this development and Deer Run. He said he has also created a drawing that has scaled down the bell tower to lessen the impact.

Commissioner Futryk said he appreciates the renderings the church has provided. He said he spoke to staff

about whether preserving the house to break up the impact of what one sees coming up the hill is a viable option. Mr. Betz identified a rough sketch with the parking lot surrounding the Goodman home.

Commissioner Futryk expressed concern about the impact of putting the parking in front of the education wing as proposed by Commissioner De Palma. He also said the area may be too low. Mr. Betz agreed that it is the detention area, but said it could be piped. Mr. Slavik said that putting a sea of asphalt in front of a long expanse of building would not be aesthetically pleasing. He said that would bring focus to a barren elevation. Commissioner De Palma said that would allow 296 spaces, and although its not the best alternative, it would reduce so much parking at the entrance to the City. Mr. Slavik said that putting parking in that area is also a problem because it won't allow for mounding.

Commissioner Futryk asked about removing the entire northern row of parking as proposed. Mr. Betz said it would reduce 42 spaces in that area. Commissioner Futryk asked what that would drop the sanctuary seating to.

Commissioner Futryk said that he never understood Mr. Slavik's warning about a "wall of earth," but the mounding identified in the western elevation rendition makes it clearer. He said it seems the distance between the fence and the top of the mound is significant and it looks like the parking isn't following the contour of the land down, but is being raised, because the tops of the vehicles can be seen behind the 8-9 foot mound. Mr. Bruck said that part of that is because of the computer imaging.

Commissioner Futryk asked if the church has ever given consideration to trying to save the Goodman home.

Tom Anderson, Chairman of the Powell UMC Building Committee, reviewed that in 1999 when they came before the Commission for approval of their expansion plans, they were trying to think ahead and to accommodate the Commission and the neighbors. At that point of time, they had 5 acres and they were approved for the education wing and a 600 seat sanctuary. He said that the Goodman property became available, and they came to Staff to ask the options if that land was purchased. He said that Staff gave them direction that it made sense that if they added more acreage, they could, with the Commission's approval and adequate landscaping, architecture, etc., move forward with the plan being presented this evening. He said he feels for Deer Run residents. He said he thinks they've done everything they could since 1999, but if this Commission felt they shouldn't expand, they should have told the church that before they broke ground on the education wing. He said those are very important pieces to this "moving puzzle." He said that the Deer Run Homeowners' Association holds their meetings in the church, and they asked to attend their meeting 9-12 months ago. He said they asked if the association could help them communicate to the subdivision's residents. He said that the association agreed to, and they met with the Deer Run association. Unidentified members of the audience began to disagree with Mr. Anderson. Mr. French clarified that he was president of the Homeowners' Association at that time, and at the first meeting, it was clear that they were representing themselves as the Homeowners' Association, however, after that meeting, it was decided that he shouldn't continue to represent the association. Mr. Anderson said that the church thought they were working with those neighbors almost a year ago.

Mr. Anderson said they listened to the Commission's concerns and removed the 22 parking spaces along Powell Road. But before they did that, the Deer Run residents were asking them to move closer to Powell Road. He said that the Commission should be respectful to the concerns of the Deer Run residents, but this is like telling someone that bought a house that they can't add to it because it might impact their neighbor, when in fact before they bought the house, they were told they could add to it. He said they are a vital part of the City, and good neighbors. He said it is misleading that the congregation aren't residents because they are an integral part of the community. He reiterated that they are trying to accommodate the Commission's concerns. He said that they have tried to move the house several times but it is problematic because it is a house inside of a house. He said that it would be expensive and they are a non-profit organization. He said his other concern is that if they build the parking around the house, there is a 200 year old tree that can't be preserved. He said that he needs to know the priorities regarding parking and saving the house, because they keep changing. Commissioner Futryk said that the priorities keep changing because the Commission is receiving additional input. He said that the Commission is trying to work on a plan that has variances to the Ordinances of the City. Discussion ensued.

Lester Noble, Powell UMC, said that the church conference won't allow the use of the Goodman building because it doesn't meet ADA requirements.

Commissioner Futryk asked if the church is willing to shrink the size of the bell tower and consider a spire on the existing building. Mr. Anderson said they are willing to do so even though the advice that they have gotten from their architect and the city's architectural advisor is that it is architecturally appropriate. Commissioner Futryk said that he appreciates the elevation renderings because they help him understand what to expect.

Commissioner Futryk asked if a traffic study has been completed yet. Mr. Betz said it will be required for the Final Development Plan. He said that it is his understanding that the impact won't be much greater than that in the previously-approved development plan. Commissioner Futryk asked about the plans for widening Powell Road. Mr. Betz said that ODOT had a meeting last night, where it was discussed that there would be a 3-lane improvement at S.R. 315 with turn lanes that will run half way to  $\frac{3}{4}$  of the way up the Powell Road hill. He said that ODOT has said the church will have no impact on the intersection improvement plan, because the main impact is on the turning improvements during am or pm peak hours.

Commissioner Futryk asked if the parking configuration change has brought the parking closer to the southern boundary line and the neighbors in that area. Mr. Betz said it is about 6 feet closer than the original submission.

Mr. Wiencek said that his understanding is that the primary function of the bell tower is architectural and aesthetic. Mr. Bruck said it is. Phil Harren, Architect, said that it is the covered entry to the Narthex. Commissioner Wiencek said he has supported this plan in the past, but the architectural renderings have changed his mind on the bell tower. He said he thinks it is too big and shrinking it or adding a steeple should be considered.

Commissioner Wiencek said he understands that the land slopes from south to north with approximately a 7-foot elevation change. He said that a significant portion is below the grade. Mr. Eyeran reviewed the grading. Commissioner Wiencek asked if the parking lot will slope approximately 4 feet, with the south end being higher, with a south end finished elevation at about 3 feet below the current elevation. Mr. Eyeran said that they have tried to keep it so that the northern side is where it currently stands and the southern side is being dropped to screen the parking. Commissioner Wiencek said he is trying to visualize the view of the parking lot from both Powell Road and Valley Run, and he thinks they are going to be very much the same. Mr. Eyeran said he thinks the view will be approximately the same because of the intent of depressing the parking. In the fall, it was requested that the mounding be kept low and the parking recessed.

Commissioner Wiencek said that he hears frustration regarding the iterative process of this plan, but that it is supposed to be iterative to get input from all. He said there has been a lot of reference to the already-approved expansion for 600 seats and 250 spaces. He said from what he is hearing tonight, if they were to leave the Goodman property alone and complete that expansion, they would probably have the support of the public. He said that even though land has been added, the difference between the original proposal and that currently being considered is substantial and it makes it difficult to compare the two. He said he has been struggling with the amount of parking. He said the church at one time felt 250 spaces was appropriate for a 600 seat sanctuary. He asked what has changed to motivate the additional 70 parking spaces.

Reverend Marcus Atha said that part of it is the higher number of folks going to Christian Education on Sunday mornings. Mr. Noble added that he has been with Powell UMC since 1987, and when they have 550 people there, there is not enough parking. Mr. Betz reviewed what parking will be removed when the other is added. Commissioner Wiencek said he is trying to focus on the count rather than the location.

Commissioner Wiencek said that the 1999 plan calls for a chapel to the rear of the building. He asked if that plan "goes away" because of the new plan. Mr. Harren said that is their understanding. Mr. Anderson agreed.

Commissioner Wiencek asked what happens in the Methodist community when churches "fill up." Rev. Atha said that Powell UMC is joining together with other churches like Hyatts and Bellpointe to be supportive of their churches. He said they may develop their churches further, but the Powell UMC would remain. Commissioner Wiencek asked if it is fair to characterize that a number of residents come from far away that might go to churches closer to their homes as new churches are built near them. Mr. Atha said there are no boundaries, and people can choose where they'd like to go. While some might choose to go to churches built closer to home, others may stay in Powell. He said that there are churches in many areas, such as Clintonville and Columbus that pull members from other areas. He said Columbus is growing quickly.

Commissioner Wiencek said he is still hearing significant concerns about the parking and approving variances for parking. He said he gets to vote on this again when it comes to Council, so he is more comfortable than the other commissioners moving this through the process. He said that citizens who have concern will really have more say during the Council process. He said his significant concerns are with the bell tower. He said he thinks the impact of the parking has been addressed.

Commissioner Counts asked for Mr. Betz to summarize the variance. Mr. Betz said the first is that the parking lot goes over the building line in the front. The second is that the sanctuary addition is 5 feet 8 inches over the front building line, and it includes only the barrel vault section. Commissioner Wiencek asked if the roof pitch issue has been addressed. Mr. Betz reviewed that the code requires a 7:12 roof pitch only on new residential construction. Mr. Bruck said that they will not request a variance to the code regarding roof pitches, and they will comply with whatever the code requires. Mr. Betz continued that their parking space size has been reduced to 18 feet to reduce the asphalt and create more green space in the parking overhangs. He said they don't have an island every eight spaces but the islands are proportionally spaced.

Commissioner Counts summarized that this property has 4 variances, but those regarding parking space and islands is at the Commission's request. Mr. Counts said when residents talk about the massiveness of the structure and the lot coverage, those actually comply with the existing zoning. He asked if it would be accurate to say that if there is a problem with the density, then there is a problem with the Zoning Code. Mr. Betz said that is correct. Commissioner Counts said that this is a unique situation because usually the City wants more parking, and in this case is asking for less. He said in the old drawing, there are 14 spaces in the setback, and on this drawing there are 33. He said what is being considered is an addition of 19 spaces in the setback.

Commissioner Counts asked Mr. Slavik to speak to the intention of spires and bell towers. Mr. Slavik said that such structures become a landmark to define what a church is. They become a node within the overall texture and fabric in the community. He said that the only things higher than a silo or a tree in old settlements were spires and bell towers for churches. He said a way to distinguish a town or community in the rural landscape is to create larger buildings for the churches and local government. He said this applicant is going from the classic spire on top of the building to a different landmark identifying the entry. He said this is partly because their complex is bigger and sprawling.

Commissioner Counts said that the current spire is the same height if not higher than the proposed bell tower and he hasn't heard the negativity to the spire. Unidentified residents began to comment on this issue. Commissioner Emerick noted that the public comment session is closed and he asked that people hold their comments unless specifically asked a question. Mr. Slavik said that a spire could be used here, but it will be taller by 10 feet than the tower. Commissioner Counts asked if the spire is an acceptable alternative. Mr. Slavik said that the client has the right to create their own architecture, and he'd rather not comment on the appropriateness, but he thinks that a spire radically changes the intent of the project.

Commissioner Counts said that if this moves forward he would really like to focus on the landscaping. He said it is difficult to be a part of a community like Powell because it was rural, and frankly, if it would stay the rural community everyone believes it is, it would be open farm land and very few houses. He said that the rural community it once was cannot be replicated. He said that he thinks people have to learn to live with the compromises. He said that when the Latterday Saints church was approved by this group, one of the comments made was about massiveness of the roof line and the height of the spire. He said that he thinks everyone has seen it actually built, and it looks much different. He said that the entrances to Powell are ever-changing. He said that in many instances there are different entrances to the community, such as the Church of Latterday Saints and the YMCA. He said he appreciates the renderings that were presented and said they are very helpful. Commissioner Counts said that the Commission represents the entire community, and it is difficult to figure out what is best for the whole community versus particular subdivisions. He said that the community is much broader than just the homes people live in. It includes churches, libraries, meeting places, and recreational facilities. He said there has been discussion about keeping the house, but he thinks it is problematic for the church. He said it can't be used as a parsonage, as they are a thing of the past. He said that it will also affect the lot coverage ratios negatively. He said he agrees that his understanding is that with this plan, the chapel is no longer proposed. He said his position hasn't changed, and that this is a plan which is an improvement on what we all see visually driving past Powell Road, and it is the best for the community.

Commissioner Murphy asked if Mr. Betz counted the minimum church site variance being requested with the measurement of 24" per seat. Mr. Betz said the minimum church site is 5 acres plus one acre for every hundred permanent seats over 300 in the main assembly area. He said that there is no definition for such permanent seats except when it relates to parking, when a seat is considered 24 lineal inches of benches or pews. Commissioner Murphy said that the church says they need greater parking than the calculation identifies. Mr. Betz said they have counted other space such as the narthex, and the existing sanctuary which they will use at the same time. He said that Staff would be remiss to require them to have less parking because of the seats. Commissioner Murphy said that he thinks the Commission should note that if this is approved that there is a variance to the minimum church site. He said that could set a dangerous precedent. He said that a seat is 24 inches, and altering that is dangerous. Mr. Betz said that he looks at this as an issue of what makes common sense, and they say they will use other areas in addition to the permanent seats. Commissioner Murphy said that he is annoyed when people come before the Commission complaining about the number of times they have had to when they came before the body four years ago and had a plan approved that provides them the 600 seats they need. He said the concern here is they want to take one of the most visually attractive areas of the city and make it a parking lot. He said the opposition to this by Deer Run residents is overwhelming, and he thinks if it is approved there will be opposition from the whole City. He said he doesn't think the church is being a good neighbor if it determines it is appropriate to tear down that property and turn it into a parking lot. He suggested they consider using their current property to meet their needs.

Commissioner Coville abstained from comments.

Commissioner Emerick said it appears that there are not enough positive votes to approve this plan this evening. Commissioner Wiencek suggested reviewing recommendations for the applicant. He asked if it is appropriate for the Commission to indicate how they might vote in the future given a certain set of circumstances. Dawn Nauman, Clerk to the Planning and Zoning Commission, said that the Commission can adopt the preliminary plan with conditions. Mr. Betz agreed and said they can adopt the plan as amended, adopt as it is, or deny it.

Commissioner Wiencek said the first thing he wants to address is item 2 in the Staff Report, which is replacing existing parking lot lights with bollard lighting. He suggested an alternative of lowering the existing lights to a more appropriate level. Mr. Betz said that he isn't sure a bollard on the existing stand would look good, but that the applicant could consider both options. Commissioner Wiencek suggested that the applicant simply provide an alternative plan to the existing lighting plan on the south and west side of the parking area.

Commissioner Wiencek said that he wants to make sure that it is clearly identified that the landscaping plan is to be approved at the Final Development Plan.

Commissioner Wiencek asked if Commissioner De Palma's suggestion is a suitable alternative for the bell tower. Mr. Slavik said he couldn't support it. Commissioner Futryk suggested that the church be given the liberty to "redefine the landmark element" so that they have other options to a bell tower or spire. Commissioner De Palma said that several renditions might help the Commission make a choice.

Commissioner Wiencek said that this evening there have been many proposals for parking. Discussion ensued regarding possible proposals for removing the parking. Commissioner Futryk asked what would be the result of removing the northernmost row, or 33 spaces. Mr. Betz said the sanctuary could have 472 seats. Commissioner Futryk asked if an acceptable alternative would be to round out the northeast and southeast corners of the parking. Commissioner Wiencek said that would not be a significant impact. Commissioner Futryk said it would be "less like a football field."

Commissioner De Palma asked how much parking is required for the seats requested. Mr. Betz said it depends on which option the Commission chooses in the parking standards. Commissioner De Palma asked about the 331 spaces verses 213 the Commission keeps seeing. Mr. Betz said that according to the code, if you use "method 2", 331 spaces is required because you use one space for 45 sq. ft. of assembly. Commissioner Wiencek said they are requesting a variance based on the square footage measurement. Mr. Betz said that one thing that has been discussed is that they use more space than that. Commissioner Wiencek asked Commissioner Murphy how he would respond if they removed the northern-most row of parking. Commissioner Murphy said he would feel compelled to vote in favor, but he would not be happy about it. Commissioner Counts said if the Commission continues to remove parking, its not going to keep parishioners from coming to the church,

they are going to park on the side streets, which is not best for the neighborhood. Commissioner Murphy said or alternatively, they could take one car to church.

Commissioner De Palma asked if there will be access from the side streets to the parking. Mr. Betz said there will be via the bikepath and sidewalk system.

Commissioner De Palma asked if the Commission can request that the Goodman house be maintained. Commissioner Counts said he would not support that.

Mr. Anderson said that in response to the last meeting, they have removed the north row of parking and creating the renderings. He said they are also willing to redesign the bell tower. He said that Commissioner Murphy has asked for them to live within the setbacks, but he doesn't think that will make the residents of Deer Run happy. He expressed concern that they are being asked to live within the setbacks, but the additional parking lot and landscaping they are proposing will make that difficult. Discussion ensued.

Commissioner Futryk asked if the chapel area can be used for parking. Mr. Anderson said it is currently a play area for the preschool. Mr. Betz recommended removing the spaces on the eastern side rather than the front to appease the adjacent neighbors. Mr. Anderson asked if rather than removing the whole row on the eastern border that runs north to south, whether they can shift everything to the west by 18 feet by removing 2 spaces in each row that runs east to west. Commissioner Futryk asked what the total length of the parking lot will be, from the entry line to the new edge that has just been discussed. Mr. Betz said that it will be 305 feet. Commissioner Futryk asked if that also gives the City more opportunity for landscaping along Deer Run. Mr. Betz said it will allow for many landscaping options and for mounding that is still high but more gentle.

A resident who did not identify herself asked if the parking lot will be re-staked so that the Deer Run residents know where it will be.

**MOTION:** Commissioner Wienczek moved to approve the Preliminary Development Plan with the following conditions:

1. That a Traffic Management Plan is done and its recommendations included in the Final Development Plan if accepted by the Planning and Zoning Commission.
2. That the applicant provide an alternative to the existing parking lot lights on the south and west side parking area.
3. That the existing ditch along Powell Road from the eastern entry drive to Valley Run Drive be piped for ease of installation of the pathway, mounding, landscaping and fencing.
4. That appropriate landscaping is installed on the north side of Powell Road, as approved by those property owners opposite of the driveways that screen vehicle lights from shining onto their properties.
5. That architectural recommendations from the Architectural Advisor be implemented in the Final Development Plan.
6. That the landscaping plan be approved at the Final Development Plan.
7. That the vertical element be significantly redefined.
8. That the parking on the Goodman property be reconfigured to remove 10 spaces from the proposed east-west rows, moving the easternmost north-south row 18 feet to the west.

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

#### OTHER COMMISSION BUSINESS

#### ADJOURNMENT

The Commission adjourned at 10:45 p.m.

DATE MINUTES APPROVED: March 12, 2003

  
Don Emerick  
Chairman

4-8-03  
Date