

MINUTES
PLANNING AND ZONING COMMISSION
June 11, 2003

A regular meeting of the City of Powell Planning and Zoning Commission was held on June 11, 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, Don De Palma, and Tom Counts. Brian Murphy was absent. 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

Jeanne Stahl, 1680 Carriage Road, expressed concern regarding the Planning and Zoning Commission meeting procedures. She said that no one is more affected by what the Commission decides than the residents, but the residents are only given three minutes to make comment on the developers' plan. She said that the residents have to "anticipate" what is going to come after they've spoken for their three minutes. She said at the last meeting, she saw important details of the plan being discussed that the residents were not permitted to address. She asked the Commission to allow additional public input when all the cards are on the table.

Bob Carpenter, 772 Bovee Lane, said that he invited his wife to come to the Planning and Zoning Commission meeting this evening to try to help to keep Powell beautiful, but she said that "it is too late." He said the woods across from Middlebury Estates were completely knocked down by a developer. He said he recognizes it is not in the City but he guesses it will be annexed. He said that there has to be some way to prevent this. He expressed concern that the developer of the property has no signage identifying who he is but said he would hope such a developer would be banned from the City.

David Betz, Director of Development said that Mr. Carpenter is referring to the Silver Leaf development currently underway in Liberty Township. Commissioner Wiencek said that he believes the developer of that property is Vince Margello, and that residents should address their concerns to him or Liberty Township. He said he understands that plan included a tree preservation zone, but he doesn't know if those trees were preserved.

Commissioner Emerick asked Mr. Betz to review the process for public hearings. Mr. Betz said that the policy for public hearings have been established to prevent meetings from going on and on. He said he hopes everyone can get the information they want prior to coming to the hearing. He said the advertisements for the meetings identify when that information is available at the City offices for people to come take a look at. Commissioner Counts asked if it is correct that the public input comes after both the applicant and the City give their review. Mr. Betz said that is correct. Commissioner Counts said then at that point, the Planning and Zoning Commission begins their deliberative process. He said unfortunately, that is where some of the ideas of the Commission come into play that the audience may want to speak about. He noted that there are three opportunities in most applications to provide input. Mr. Betz said that is a minimum, and there are usually more. He said the Commission establishes their own rules and can change them if they should chose to.

Commissioner Wiencek said that the reason the public comment is held first is so that the Planning and Zoning Commission can address it in its deliberations. He said that he thinks that as a matter of "unofficial policy," the Planning and Zoning Commission could pay a little more attention to the kinds of issues and consider additional public comment if the plan starts deviating drastically from the original plan. Commissioner Wiencek said that the residents have the opportunity to speak tonight on any of the changes made at the last meeting.

Commissioner Futryk noted that the Cooperative Economic Development Agreement (CEDA), provides for a committee to look at properties that annex from Liberty Township into the City, and asked if there is any way for the City to look at developments that occur in the Township. Mr. Betz said right now, the CEDA allows for a one-way review of property annexing into Powell. Commissioner Wiencek said there has been a meeting with Liberty Township to talk about strengthening the ability of that board. Commissioner Futryk said he was offended that the Silver Leaf Development was able to clear cut that entire area. He said the Planning and Zoning Commission has been criticized by the Township trustees to act as a community with regard to review of developments in Powell, yet, here is a development, that he doesn't care has almost one acre lots because it was clear cut and doesn't have three ingresses and egresses that Liberty Township chastises Powell to require. If this is one community, Powell should have the same opportunity for input into Township plans that they have into Powell's.

APPROVAL OF MINUTES

The minutes of May 14, 2003 were approved as printed.

FINAL DEVELOPMENT PLAN/ZONING MAP AMENDMENT

Applicant: M/I Schottenstein Homes, Inc.
Location: Woods of Powell
 On the north and south Side of Rutherford Road, north of Powell Place,
 West of Middlebury Estates, east of the CSX Railroad and south of Wyandotte
 Elementary School
Current Zoning: Liberty Township FR-1, Farm Residence District, and PR, Planned Residential
 District
Proposed Zoning: City of Powell PR, Planned Residence District
Request: Approval of Final Development Plan for 169 single-family homes on 134.3 acres, a
 density of 1.25 du/ac, and approval of a Zoning Map Amendment

Ben Hale, Attorney, Dave Tyndall, M/I Development, and Darren Fair, were present to discuss this plan. Mr. Hale said that the plan has been revised in conformance with comments from the last meeting. He reviewed the following:

- That all lots to the north are now a minimum of 80-foot lots.
- The lots around the school are a minimum of 90-foot lots.
- The two culdesacs have been put in as requested.
- The bikepath has been revised with an underpass under Rutherford Road and connected into the parcels to the north as well as the church.
- The current total density in the project is 1.25 d.u./acre. The Wallingford property (to the north) is at 1.15 d.u./acre.
- The lots next to Middlebury Estates were enlarged and include tree preservation zones.
- The text has been changed to reflect the comments at the last meeting regarding the requirement for the front of the house having 50% natural materials. The standards for installation of Hardiplank siding was included in the development plan text.
- The landscaping along the back of lots on Rutherford Road include a mix of deciduous and ornamental trees. They may want to broaden the species in that planting strip to add some variety.
- They have committed to give the county \$60,000 to do a portion of an improvement that is currently warranted as well as fulfill their obligation for turn lanes.
- He said they agree with the Staff Report and the conditions therein. (Exhibit).

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

Commissioner Emerick opened this item to public comment.

Dan Dorsey, 1740 Wren Lane, echoed Ms. Stahl's concerns about meeting procedures. He said that developers have 30 days to prepare a response to any comments he hears from the public or the commission, where residents have approximately 60 seconds to 10 minutes to come up with thoughtful suggestions or critique. He expressed concerns regarding changes to this plan that include cement fiber siding, overall value, the quality features including the basic package versus the options. He asked if there will be front porches or just stoops. He expressed concern that these could be "snout houses" with no front porch. He said that density is an issue, but from the very beginning, residents have also been talking about materials, size, and exterior architecture. He expressed concern about dropping in Hardiplank at the last meeting after public comment, and referencing how the same will be approved at Rutherford Estates. He said he saw that Rutherford Estates was approved for Hardiplank by City Council with no prior presentation of these materials in relation to the M/I development. Mr. Dorsey said at the last meeting, the bikepath was referred to as several miles, and he would like to know how long it is and what density bonus was allowed. He asked what is the price of the basic house without options. He expressed concern that people will get into the school district "as inexpensively as they can....". He asked why this can't be built by Showcase Homes. He asked what density bonus an active park would get. He said this is a stand of trees and it is getting the highest density bonus. He said that regarding the "pot shots" and "being chastised," he said they occur because Liberty Township is governing this land before the City annexes it, and they have set up the conditions by which it should be developed. He said he would prefer to hear neither group take pot shots. He said the CEDA group and the governmental affairs group through the school district are the appropriate places to express these concerns.

Dick Warburten, 2651 Carriage Road, said that he was at the last meeting, but since he started talking he doesn't get notices anymore. He said that at the last meeting, he asked about water and traffic, and he hasn't heard

anything about groundwater or the capacity of the sewer line. He said his concern about the sewer line was heightened when he received correspondence from the County asking him where his septic tank was, when he hasn't had one for five years. He has asked if plat that shows where the sewer line is. Mr. Betz said that the sewer line is in the plat and that the Delaware County Engineer has signed off on it. Mr. Warburten said he would like to see that in writing. He asked if the engineering studies have been done on the surface water.

Robert Susi, 863 Middlebury Court, said that his property is immediately adjacent to the Cameron property. He said he is also a bit unhappy with the way things developed last month. He said a 5 foot sideyard setback is unacceptable. He said he doesn't have anything against Hardiplank but a problem with "the relative ease" of Hardiplank making it into the subdivisions in Powell. He said they set standards of what are acceptable materials, and he doesn't see why there should be concessions. He said in the latest plans, there are comments about no turn lanes at Rutherford and Liberty Road north on Rutherford into the subdivision, but rather a stipend being paid to the county. He said he thinks those turn lanes are necessary. He said that regarding better input into the process, he thinks it would be beneficial if Staff Reports are available to the public prior to the developer giving their presentation. He said that he is also concerned about the "density to the eye," which is what you see when you go into the subdivision. He said that this development on the north would be a "density to the eye" of about 2.04 d.u./acre, which is based on the actual area to be built. He said the such a density to the south would be approximately 1.63 d.u./acre. He said that Powell needs to set standards and force developers to meet the standards rather than trying to find a way to make their plan work. He said that every development that comes in should be better than the previous, and the standards should be minimums and the bonuses should not be given.

Jeanne Stahl, Carriage Road, said she is concerned about this development. She said the density has been published at 1.25 d.u./acre, but it is more accurately 1.26 d.u./acre. She said she is concerned about the quality of homes, which she watched dissipate at the last meeting. She expressed an interest in Showcase Homes, which it was discussed at the last meeting take longer to build. She echoed Mr. Dorsey's concern about people coming in to get into the school district with a "very base home." She said an underpass was discussed at the last meeting but she hasn't heard that mentioned today. Commissioner Wiencek said it is included in the plan. Ms. Stahl expressed concern about building a park where the land is contaminated. She echoed concerns that the density credit for the parkland was too high. She said that even though the density is down, there was a chance for quality development, and she is not sure that is what the City is going to end up with. She questioned who makes the determination that the current percentage of the home is made of a natural material.

Sharon Jurawitz, 125 Watson Way, identified a plan in November where Watson Way extended and made a T into the new development. She expressed concern that without that T to slow traffic, the design could be dangerous to children in the area.

Ann Bentley, 3016 Rutherford Road, said that her main concern is the traffic on Rutherford Road because she has four small children. She asked if the speed limit is still going to be 45 mph. Mr. Betz said that determination is up to the County Engineer who would have to do a speed study see whether it should be reduced. He said the City can request the study. He said that the engineer has already determined that turn lanes are not needed. Ms. Bentley asked about the closure of Rutherford that has been mentioned. Mr. Betz said that in order to install the pathway tunnel under the road, closure may be required. Ms. Bentley asked if the road will be widened toward the railroad tracks. Mr. Betz said there is no indication that it needs to be widened. Ms. Bentley expressed concern about surface water run off in this area, and noted that their yards are currently sopping wet, so there are issues that need to be dealt with. She asked for specific details on tree preservation plans, and expressed concern that in 5 years, the remaining trees will be dead as a result of construction in the area.

Mr. Betz reviewed that the scenic easements will be fenced off with orange construction fence before any tree removal begins. He said the fence will be placed along the drip line of trees. He said the trees in the right of way within the streets will first be removed as well as 15-20 feet around the house. He said that everything in the front will be removed because of the utilities. Behind the houses, they will save 10-20 feet of trees in the rear of the yards. He identified Grandshire, Woods of Sawmill, and the Lakes of Powell as areas where such a tree preservation program was utilized.

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

Commissioner De Palma said he agrees with Mr. Susi's comments. He said the visual density he describes is the aesthetic density. He said that he has been concerned all along with the quality of homes and the price point in this development. He said he is not a proponent of cement fiber siding. He said the developer has referenced

the Lakes of Powell as a mirror subdivision to this one, but he thinks it is one of the most bland developments he has ever seen. He said he is concerned that the traffic, sewer, and water run off problems have not been resolved. He expressed concern about "accepting unusable land" for density bonuses, which is more of a benefit to the developer than the community. He said he is not in favor of the development at all and won't be, but he is only one vote, and he doesn't know what else to do.

Commissioner Futryk asked how close to the railroad tracks is the tunnel going to be. Mr. Betz said that won't be clear until additional surveying work is completed. He said he would guess it would be between the property line to the north property and the railroad. Commissioner Futryk asked what is the right of way for the railroad. Mr. Betz said it is 100 feet wide, and widens as it travels north. The tunnel would have to be east of the right of way.

Commissioner Futryk asked if the retention area will remain grass. Mr. Betz identified the proposal to put in a culvert and control device to allow drainage into the existing pond. He said that area is often wet, and this proposal is very practical and has been used in developments such as Lakes of Powell, Grandshire, and Murphy's Park. He identified the proposals for drainage for this development. Commissioner Futryk asked what happens if the retention pond fills up. Commissioner Wienczek said that it is designed for a 100-year flood and it shouldn't overflow. Mr. Betz agreed, but said the stream can handle the additional water.

Commissioner Futryk said that condition 12 of approval was that all of the lots around the school be a minimum of 90 feet. He said lots 68, 69, 75, 76, and 77 are not. Mr. Betz said that the size of the lots are by definition measured at the building line, and these lots therefore qualify as 90-feet.

Commissioner Futryk asked about Showcase-quality homes being built in this development, particularly on the northern property. Mr. Hale said that Showcase has limited capacity in the area. He said the Showcase homes have more options and often have a higher starting price. Commissioner Futryk asked, since they are starting with the southern lots, if the capacity for Showcase homes could open up by the time the northern property is developed. He expressed a desire to set a minimum square footage requirement consistent with Middlebury Estates or Powell Place. Mr. Betz said that he thinks Middlebury Estates minimum lot size is 1700 sq. ft., and Powell Place's is 1500 sq. ft. Commissioner Futryk suggested a minimum lot size and requiring the Showcase Homes on the northern lots. Or alternatively, he suggested that large lots be required to have a large square footage requirement so that there aren't "huge lots with small homes."

Commissioner Futryk asked what is the status of the Voluntary Action Program (V.A.P) with the EPA for the clean up of the park site. Mr. Tyndall said that the EPA has granted them the ability to start with phase 2 work.

Commissioner Futryk asked how long the bikepath is. Mr. Betz said it is about 1.8 miles, plus that along Liberty Road, which is 1,000 feet or so.

Commissioner Coville asked to address the issue of T-ing Watson Way. He said that Village Park Drive is a much longer road to begin with, and it is more desirable to make it end sooner. Mr. Betz said showed a sketch of an alternative traffic pattern. Commissioner Coville said that would allow Village Park Drive to continue without stopping. Mr. Betz said that a four way stop may be needed at the Watson Way/ Bovee/Longmeadow intersection, but in all likelihood it will not meet the standards.

Commissioner Coville asked if the specific elevations have been determined for this development. Mr. Betz said that the Planning and Zoning Commission didn't narrow down the list. He said the Commission determined that Hardiplank would be permitted with 50% of the fronts being brick or stone. Commissioner Coville echoed Commissioner Futryk's request for a minimum square footage. Regarding the comments that this development would develop more slowly with Showcase Homes, then he would still opt for Showcase Homes.

Mr. Betz noted that out of 28 homes styles on the list, six are under 1900 sq. ft.

Commissioner Counts asked what is the density of Middlebury Estates. Mr. Betz said it is 2.1 d.u./acre. Commissioner Counts said that the development text section that deals with the front façade on item three, there is text that isn't appropriate, regarding the studs being the straightest in the market and describing the OSB board.

Commissioner Counts asked if the Parks and Rec. Board has looked at the passive park concept. Mr. Betz said they have not at this time.

Commissioner Counts said that the plan was changed to allow 3 cul-de-sacs, but there are two that have the same name. Regarding Watson Way, Commissioner Counts said he feels the current proposal is probably the best way to handle this. He said that he knows of no solution that wouldn't create a group of homeowners that feel there is too much of a straightaway.

Commissioner Counts said everyone has struggled with the concept of cement-fiber siding for a long time, and he believes this was in the original text. Commissioner Wiencek said that they started with vinyl siding. Commissioner Counts said that cement fiber siding is currently permitted in Liberty Township. He agreed that the Planning and Zoning Commission hasn't been able to come to a resolution on this issue, nor has Council, but hopefully there will be at some time. He said that he is supportive of requesting a reduced speed limit on Rutherford Road, perhaps at 25-35 mph as is common on Olentangy and Liberty Streets. Commissioner Counts said he understood at the last meeting that the real difference between a Showcase Home and M/I home was not so much square footage, but rather the options that were available. Mr. Hale agreed. Commissioner Counts asked increasing the square footage minimum would eliminate ranch homes. Mr. Hale said that there are ranch models that are above 1900 sq. ft. Commissioner Counts noted that a lot size on the Cameron tract is 9300 sq. ft. He asked what would be the average house size on that lot. Mr. Hale said a 1900 sq. ft. – 2300 sq. ft. home would fit. Commissioner Counts said he would be in favor of a minimum square footage requirement of 1900 sq. ft., which would eliminate about 6 models. He said a resident asked who will determine whether each home will meet the 50% natural material requirement on the front of the homes, and he believes those are covered in the plan review of each individual home.

Commissioner Emerick asked if the anticipated selling price from homes in Lakes of Powell was in the \$160's. Mr. Hale said it was. Commissioner Emerick asked what was the average price. Mr. Hale said he believes it is at least \$280k, with many at \$370 - 380. Commissioner Emerick said while there is no guarantee the same thing will happen in this development as did there, those buyers did select a lot of upgrades. Mr. Hale said that houses typically sell for 5 times the lot price, and the lot prices on these homes are over \$60,000. He said they should sell for a cost over \$300k to make any money. Mr. Hale said that the \$800k of value was removed from this development at the last meeting because of the lot size requirements and the required underpass. He said he doesn't think smaller houses will be built here because the lot would be unaffordable.

Commissioner Wiencek expressed a desire to review what the residents said during citizen participation. He said that Mr. Dorsey questioned the density allowed for the park. He said he wants to clarify that the maximum density the city allows for parkland is .7 d.u./acre. He said he agrees this 40 acres of wooded land doesn't have the same benefit of an active park, but the approximately 2 miles of bikepath at \$20 per lineal foot plus the underpass also count toward that .5 d.u./acre density credit.

Commissioner Wiencek said regarding Mr. Warburton's concerns about sewer and ground water, those studies haven't been completed, but as this goes through the development, the City Engineer will review the plans. He said that water retention is designed for a 100-year flood and the goal is to restrict the amount of water that leaves the land for new developments to a level less than currently exists. He said the City trusts its engineer and can only rely on the county sanitary engineer regarding the sewer. Ms. Stahl asked if M/I can assume responsibility for a problem plan if the county signs off on it. Mr. Hale said that they are obligated by law to put no more water in the stream than it can take.

Commissioner Wiencek addressed the issue of Showcase Homes, which was brought up by Ms. Stahl. He asked, from the exterior, what is the difference between a Showcase and an M/I Home. Mr. Hale said a lot of M/I Homes have vinyl siding, and more Showcase Homes have Hardiplank siding or natural materials. He noted that Showcase Homes developments in New Albany do use vinyl siding similar to that in Lakes of Powell. He said that Showcase Homes also have more brick chimneys, stoops, plinths, sidewalks, etc., but they have already committed to those details in this development. He said he thinks from the exterior, their proposal is comparable to a Showcase development. Commissioner Futryk asked if there are more architectural details on Showcase Homes. Mr. Hale said there aren't, really, but they tend to be on larger lots, so they tend to have more side-load garages. He said he is very confident with the quality in this area.

Commissioner Wiencek asked to clarify for Mr. Susi that the 5-foot setbacks were only allowed on 70-foot lots, and the setbacks grow as the lot sizes grow. He said that the odds of 5-foot on each lot is reasonably slim. He said that regarding concerns about the turn lanes on Rutherford Road, the County Engineer does plan to do that. He said that the money that M/I is putting toward those turn lanes is the amount the county determined was the developer's fair share of the project. He asked about the availability of Staff Reports. Dawn Nauman, Planning

and Zoning Commission Clerk, said that she always has them at the meetings, and if residents call prior to that, they can be faxed or emailed to them. Commissioner Wiencek expressed a desire to find a way to advertise the availability of such Staff Reports. He said that regarding "density to the eye," that is a concept that the City regularly differs with the Township about, and that is clustering density to get larger undeveloped spaces. He said that this development has gone a long way toward meeting the City's goal of contiguous open space.

Commissioner Wiencek suggested that Staff take into consideration the concerns about Watson Way to ensure that the road is configured in the best way with the most appropriate traffic control devices. Mr. Fair said his only concern is the stream in the area.

Commissioner Wiencek said he thinks the tree preservation and water drainage concerns have been addressed by Staff. He asked Commissioner De Palma if there are any issues that the Commission can and should address regarding this development. Commissioner De Palma said he has no further comments.

Commissioner Wiencek said that page 2, paragraph C-1 of the development text should indicate that 50% of the front façade of all homes shall be brick or stone, not just those using Hardiplank. He noted that Commissioner Counts also had changes to the development plan text regarding Hardiplank. Commissioner Wiencek asked, if the City should adopt installation standards for cement-fiber siding, would they apply to this development. Mr. Betz suggested that a stipulation be included to guarantee that. Mr. Hale said they agree to that. Commissioner Wiencek asked about the style of Hardiplank that is going to be used. He said the Commission has not been allowing beaded fiber board in the City, but has been looking for cement-fiber siding that looks like cedar. Commissioner Futryk asked if it makes a difference that the applicant refers to Hardiplank exclusively. Mr. Betz, said it would if they use another brand. Commissioner Futryk said he wants to see the best available, and it seems Hardiplank is just that.

Commissioner Wiencek suggested changing the development plan text on page 3, paragraph 8 so that it reads that the minimum side yard setback should be 5 feet per side for lots less than 80 feet, 6 feet per side for lots less than 90 feet but greater than 80 feet, and 8 feet for lots greater than 90 feet.

Commissioner Wiencek asked what is the impact of 50-foot right of way. Mr. Betz said it provides greater tree preservation, and only effects the size of the tree lawn between the sidewalk and curb. He said that they just need to make sure they have the appropriate species of street tree in this area.

Commissioner De Palma said he is fighting a losing battle, but if this goes forward, he would support some of the things other commission members have suggested. He said he is still bothered about the capacity of the Showcase Homes. He asked if the lack of capacity for those homes equates to a lack of quality in this development. Mr. Hale said it does not. He said Showcase is a company within a company, and they are small and don't build very many houses. He said in a period of a year, they only build in about 3-4 subdivisions.

Jeanne Stahl, 1680 Carriage Road, said that the \$800k the developer said is being expended due to the last meeting's revision is only \$4k per home, and can be made up easily. She expressed concern that other cities have Showcase Homes, but not Powell. She said she is also concerned about how the square footage, lot size, and traffic impact in relation to the subdivisions to the east is being ignored. She said she was traveling Carriage Road and saw many M/I homes trucks, and there will be more with this development.

Commissioner Wiencek asked how the developer feels about adjusting the scenic easements on lots 12-19 as recommended in the Staff Report. Mr. Betz reviewed that their recommendation would provide 72 feet from building line to the scenic easement. Mr. Hale suggested that the requirement also be subject to approval by Staff so that there are no concerns about house placement. Mr. Fair said that 80 feet is standard to allow patios and decks.

Commissioner Wiencek noted the second recommendation of Staff regarding moving the front yard setback from 30-feet to 25-feet to save extra trees. Commissioner Counts said he would rather keep it at 30 feet, because at 25 feet, everything is too close to the road. The rest of the Planning and Zoning Commission concurred.

Commissioner Wiencek asked how to achieve the Showcase Home style house in this development. Mr. Hale said that M/I will occasionally sell some lots to another developer, and they will also design new home styles over time. He said because of the number of years it will take to build the development, he would recommend a representative sample of designs. He said there is no way to restrict in a manner that equals a Showcase Home.

He reviewed they have agreed to use Hardiplank, dimensional shingles, brick plinths, stoops, chimneys, and walks. Commissioner Wiencek said he thinks they have brought the quality level to an appropriate standpoint for the exterior. Commissioner Coville disagreed that cement-fiber siding is an upgrade.

Discussion ensued regarding minimum square footage requirements. Commissioner Futryk suggested a minimum of 1900 sq. feet on the Cameron property and 2200-2300 on the Wallingford property because the lots are larger. Mr. Hale said that would be difficult and would not provide the diversity that is desired. Commissioner Futryk said he is concerned that someone would be a 26,000 sq. ft. lot and put a 2,000 sq. ft. home on it. He said the Wallingford property is an entry way into Powell, and it should be a "premier subdivision." He expressed concern about M/I selling the lots to another builder. Mr. Hale said they intend to develop this themselves, but they don't want to strain their ability to sell some of the lots. Commissioner Counts said that the development text allows the City to approve whatever another builder would build. Commissioner Wiencek said that everyone has to meet the requirements in the text, and Staff will review the elevation.

Commissioner Coville suggested a minimum of 1,900 sq. ft. homes on the southern property and 2,100 sq. ft. homes on the northern property. Commissioner Wiencek said that would eliminate 12 home styles from the northern property. He additionally questioned whether the impact of such a square footage requirement would be noticeable from the street. Commissioner Futryk said he is trying to prevent someone from saying they want lot 89 that is 21,500 sq. ft. but they only need an 1,800 sq. ft. home on it. He said he is trying to maintain a certain quality. He said that larger houses encourage side and rear load garages. Commissioner Emerick said he doesn't think the size of the house necessarily dictates quality. He said that putting a smaller house on a larger lot creates more green space. After further discussion, it was determined to require a minimum of 1900 sq. ft. homes throughout the development, with a requirement for 2,100 sq. ft. homes on those lots over 90-foot wide.

MOTION: Commissioner Wiencek moved to approve the Final Development Plan with the following conditions:

1. The utility layout will have to be re-designed because in numerous places they are being shown within scenic easement areas.
2. The overall size and location of the retention pond along Liberty Street should be designed to affect the least number of ornamental trees located in the southern portion of that open space area.
3. Landscaping plans should be developed for all open space areas as needed.
4. The pathway to be constructed in the proposed park should be built to the north property line.
5. Coordinate with the school district the location of other pathways coming into the school sites.
6. Install a pathway along Liberty Road as part of the roadway improvement efforts. Investigate possibility of connecting to pathway in front of Middlebury Estates.
7. Install white three rail fence along Liberty Street and where appropriate on Rutherford Road.
8. That the landscaping plan that is ultimately submitted include screening for the homes that currently front Rutherford and along the elementary school.
9. That the developer is responsible for creating an underpass under Rutherford Road connecting bikepaths. Staff will coordinate with the Delaware County Engineer to accomplish this.
10. That lots 103--107 be converted to a cul-de-sac similar to the lots 108-112.
11. That the property proceed through the V.A.P. under terms approved by Staff and by City legal counsel. The developer is required to remove the debris on the site.
12. That the minimum lot size in the Wallingford tract be 80 feet with the exception of the lots that back to the elementary school which shall be a minimum of 90 feet.
13. That at a minimum, the fronts of all houses have at least 50% brick or stone and the designs are to be approved by staff or the Planning and Zoning Commission at the Final Development Plan stage.
14. That cement fiber siding is an approved material subject to the installation requirements submitted to Commission by M/I Homes.
15. That if the city subsequently approves installation standards for cement fiber siding that are more stringent, then this applicant will be required to meet those standards.
16. That the minimum home square footage for the entire development be 1,900 square foot with the additional requirement that any lot greater than 90 feet at the building line on the Wallingford Tract shall have an additional restriction of a minimum home size of 2,100 sq. ft.
17. That the scenic easements on lots 12-19 shall be subject to review and approval by Staff and finalized prior to the plat.
18. That the following sentences be removed from the Development Text, Page 2, Sections 3 (a) "These are the straightest studs available in the market." (b) This oriented strand board is wood.....necessity of finding studs." (c) This helps to keep the walls dry and straight.

19. That Page 3, paragraph 8 should read that the minimum side yard setback should be 5 feet per side for lots less than 80 feet, 6 feet per side for lots less than 90 feet but greater than 80 feet, and 8 feet for lots greater than 90 feet.

20. That page 2, paragraph c.1. of the Development Text should indicate that 50% of the front façade of *all* homes shall be brick or stone.

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

ADMINISTRATIVE REVIEW

Applicant: Powell United Methodist Church
Location: 825 East Olentangy Street
Zoning: PR, Planned Residence District
Request: Review of Revised Site Plan and Proposal to Preserve Existing Single-Family Structure

Tony Eyerman, Powell United Methodist Church, reviewed that on February 26, they received approval of a Preliminary Development Plan with 8 conditions they have found to be acceptable. Since that time, there has been news coverage on this issue, and the church is trying to deal with negative and inaccurate statements in the press. They have been asked to approach the Planning and Zoning Commission again before they begin the Final Development Plan process to get the Commission's input on which way the church should proceed. He said that "scheme 14" addresses a number of concerns, but primarily saves the existing house. He said it also includes other changes in the plan in response to the conditions of the Preliminary Development Plan approval (indicated in bold):

Mr. Eyerman said that one condition of their preliminary approval was 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. He said that this plan shows this relocation. He identified a drive in front of the house that they will have to bump out to provide adequate space between the edge of the building and the edge of the existing house. He said they intend to push this as low as possible with the existing grading to minimize the impact from Powell Road. He said they plan to maintain two accesses to the site. He identified an adjustment in parking that has been proposed to save additional trees. He said they propose to consolidate some of the parking islands. He said the final change made on the plan is for the realignment of the parking south of the sanctuary. He said that maintains a good circular pattern using the existing parking and brings the spaces closer to the entrance. He said they can discuss the issue of how to keep the house and under what conditions. He said he realizes it is unusual to come back after this approval, but he understanding the neighbors concerns, he is looking direction from the Planning and Zoning Commission regarding how Staff, the Planning and Zoning Commission and Council, would like them to move forward.

David Betz, Director of Development, reviewed the preliminary plan which was approved in February. He said the applicant failed to mention that they are showing a greater intrusion into the front setback with this plan, so that the sanctuary will encroach by 8 feet rather than 5'8". He gave his Staff Report on this item (Exhibit). He reviewed Staff's proposal for keeping the house. He noted that adjacent property owners have submitted a request to shift the parking additionally to create a greater buffer between their homes and the church.

Commissioner Emerick opened this item to public comment.

John Keller, Jewett Road, said that he is present as an attorney for Deer Run residents opposed to this proposal. He reviewed his credentials as a previous Liberty Township zoning commission member and president of the "Liberty/Powell Civic Association." He said he has always been for good development in the community and cooperation between the village (sic) and Liberty Township. He said he understands the Planning and Zoning Commission has been discussing this issue with the church for some time, but he just got involved, so while it is unfair to come in at the last minute and raise them, it is better than not raising them at all. He said that he also has a problem being here opposed to a proposal being presented by a church which is a member of the community that has done a good job by its membership, which is evident in its tremendous growth. He said he knows that the Planning and Zoning Commission understands their zoning for this property is not for the user, but the property, and good decisions for land use are important. He said that while discussions about specifics as to the size of the expansion, the parking spaces, and the variances are useful, the more significant issue is a policy issue. (3 minute alarm sounded). He said this plan takes the current zoning requirements to the maximum and requests variances. He said that they feel this is just a bad policy of a very intense use on a small piece of property in the middle of a residential district. He said that the owner of this property has come to Powell on

several occasions to expand, and several years ago they said that 232 parking spaces was the maximum they would need. He said that they are now asking for 50 more. He said that the size of the building they originally proposed has changed. He said that in December, the church indicated that they will likely fill up the space that this expansion provides in 3-5 years. He expressed concern that such capacity could be reached before that time. He questioned whether the church will outgrow the site and need additional churches in other areas or move all together. He asked that a smaller footprint be considered.

Mr. Keller expressed concern that if this plan is approved, a large parking lot will be the first thing many entering Powell will see. He said that this plan doesn't match the City's Comprehensive Plan goals to improve the quality of life for the residents of Powell, to increase the property values of the residences of Powell, to enhance and protect the characteristics of neighborhoods and to preserve green space. He said the Comprehensive Plan also suggests restoring historic buildings, decreasing land used for non-residential uses, and focusing on village scale land uses. He said the Comprehensive Plan specifically talks about preserving the green edge around the village, and this does not comply. He reiterated that overall, this development is too big for this site.

Doug Meszaros, 1820 Powell Road, said that he lives across the street. He said that when he was here on the 26th of February, he gave presentation that "didn't actually get into the public record," so he would like to submit it now (Exhibit 2). He echoed Mr. Keller's comments that this is an extremely intense use of this property. He said he went to the inspection of the house last evening and looked across the property and got a sinking feeling when he began to picture a "whole sea of cars." He said that is a bad image related to what the city is all about. He also reviewed a transparency he designed regarding inconsistent data which he has found in the record that he has collected regarding this property (Exhibit 3).

Denise Meszaros, 1820 Powell Road, agreed with Mr. Keller that this is bad policy and contrary to the Comprehensive Plan. She said that since she reviewed the house and walked the green space in question, she is more than ever convinced that this proposal too intense. She said that there has been tremendous community response to this issue that residents don't want to live near a "commercial-looking building." She said while this is a City, the majority of the citizens enjoy the illusion of a rural area. She said that permitting this would liquidate an asset of the City, and that is green real estate. She said she is curious about how the percentage of green space in this development is calculated. She said that granting variances and tearing down a stately structure will be injurious to this bedroom community and its property values. She said that installing a larger building and black top for parking won't be pretty. She said that the two curb cuts for ingress and egress in this development generate numerous trips for multiple daytime and evening functions, and while those are good things for the community, they should be limited because of their traffic impact. She said that previous comments in this meeting regarding meeting procedures is also important to her, but she can discuss those at another time.

Dan Meers, 1850 West Powell Road, said he doesn't intend to tell the Planning and Zoning Commission their business because he doesn't know much about it. He said they have been residents of the area for about eight years, and they like it and the people, and they look to the Planning and Zoning Commission to get an indication of what can be expected in this community in the future. He echoed Mr. Keller's and Mrs. Meszaros's comments regarding the intensity of this use. He said he looks forward to the Commission's discretion and good judgment in continuing to do good work.

Nancy Bowman, 725 Woods Hollow Lane, said that she thinks the church is a valuable part of the community and she appreciates their efforts toward a valuable plan. She asked that the Planning and Zoning Commission follow the Comprehensive Plan and look toward the long-term vision of the City. She concurred with everything Mr. Keller said.

Greg Davis, 761 Woods Hollow Lane, said that they welcome efforts of the church to move forward with an approach that would improve over the last submission. He said that many who spoke that evening and at multiple meetings were surprised that the plan was approved in a way so close to the submission in spite of so much difficulty that the community had with it. He said they applaud the church for their additional efforts. He echoed Mr. Keller's comments regarding the intensity of the development. He said he applauds the intention to maintain the home, but they are extremely concerned about the true intentions of the church to make good on that offer by making a strong effort to find a suitable user. He said they are very interested in hearing the Commission's support of making this parcel more viable not only for the church but what might come after it without over-developing the site.

Jack Reynolds, Attorney for the Church, said that they aren't here to cover issues that have already been decided

but to address the revised site plan that is a result of the church listening to the concerns of the community. He said that they would simply like direction from the Commission regarding keeping the house. He said this has not sprung up over night. The church submitted plans in 1987, and this is "phase 3," which includes a sanctuary because they currently don't have one. He said that the church is asking for additional parking because they need it. He said that they were before the City council regarding the annexation of the house property and indicated that they were moving forward with an alternative plan to keep the house. He said they would like to hear the Commissions' comments on that issue.

Judy Brosek, 944 West Orange Road, said she is present on behalf of the Olentangy Scenic Byway, which includes this property. She said that the scenic byway designation includes criteria to be scenic, historic, and natural. She said that there is a responsibility to uphold the reasons why the designation was given in the first place. She said she is trying to figure out how to justify this plan to ODOT when they call to discuss this designation. She said that there are codes and land use plans that say these things shouldn't happen. She said that she can understand why the church wouldn't want to go over things again, but that the community is asking to. She said that while the attorney for the church said this is merely phase 3, it is more than that because it is 3-4 times the size that was originally proposed. She asked the Planning and Zoning Commission to uphold the Comprehensive Plan and keep this as a scenic byway.

Commissioner Emerick noted that Mr. Coville is in the audience due to his need to abstain.

Doug Wenzel, City of Powell Chief Building Official, was present to answer any questions regarding the structural integrity of the house. He said that for public use, what is desirable is accessible entrance, a route to the primary area, adequate restrooms, telephones, drinking fountains, and parking. He said that the use group has a lot to do with the accessibility requirements. He said with minor renovations to the windows, electrical system, and other minor repairs would not require major accessibility modifications. However, if a lot of money is spent upgrading or changing the site, up to 20% would be required to go toward accessibility.

Commissioner Wiencek asked if there are differences in the requirements for public versus private use. Mr. Wenzel indicated that the differences are related to what type of public use is intended.

Commissioner Futryk said that after his review of the site, he had concerns about narrow hallways and doorways and the ADA requirements. Mr. Wenzel said those concerns would be related to the use and the access to the primary function area of the building. He said that making such areas accessible would be limited to 20% of the cost of the project.

Commissioner Counts asked if it is correct that some of the factors for ADA accessibility won't come into play because this is a historic structure. Mr. Wenzel said that is correct.

Commissioner Wiencek asked if any commercial would be permitted for the zoning for the house. Mr. Betz said that there are limited uses, including ancillary uses for the church such as daycare, preschools, etc. In addition, nursing homes, convalescent homes, elderly housing facilities, churches, single family residential uses, and congregate housing are permitted. Mr. Wenzel said the first group of ancillary uses Mr. Betz described would have significant costs to meet the code. Commissioner Counts asked if the Historical Society could use this facility like the facility they have down the road. Mr. Betz said that such a use would require a variance.

Commissioner Wiencek said it is his understanding that if the house remains on the property, that the church will own the ground and lease the building with the requirement that the tenant maintain it. Mr. Reynolds said that is correct. Commissioner Wiencek asked about the general structural, cosmetic, and mechanical condition of the house. Mr. Wenzel said it is in generally good condition, and he doesn't think an engineer would have trouble certifying it for a business use. He said the foundation is in good shape, especially considering its age, and it seems to have been well-maintained. There were no further questions for Mr. Wenzel.

Commissioner De Palma asked "for the record" if he and Mr. Keller has ever spoken before. Mr. Keller said he does not recall. Commissioner De Palma said he asks because Mr. Keller is mimicking everything he has objected to since this was first presented to the Commission. He said he doesn't have a problem with the design of the structure, but he thinks this is beyond the point where the Commission is going to reverse its position on this Preliminary Development Plan. Commissioner Emerick clarified that the Commission is not hear to revisit the application, but rather have an review on what to do with the house. Commissioner De Palma said he has stated his position on this project all along, but it is probably moot at this point. He said he thinks it is almost

incongruous to have the house on that parking lot with that church building behind it. He said that the house has never been an issue but rather the foot print of the church itself is his concern. He said the house could almost detract from the improvement.

Commissioner Futryk said he always admires the house from the street, but he was surprised with the condition of it. He said he struggles with what would be an acceptable use. He asked about the ADA requirements because of the narrow halls and doorways which would not be wheelchair accessible. He said that Staff has presented an alternative that gives the best of both worlds, and allows time to see if there is someone interested in using the house. He shared Mr. Meszaros concerns about the grass being a parking lot, but perhaps the Staff proposal is an acceptable compromise, and if the house has to be removed, there is more green space rather than more parking. He asked why the 5'8" encroachment into the building line by the sanctuary has been moved back out to 8'8" again. Phil Harren, Architect, said that is for purposes of symmetry with the sanctuary itself. Commissioner Futryk said that they had removed that with the last plan. Mr. Herron said they reduced seating. Commissioner Futryk said he couldn't support the greater variance. He said that he could support shifting the parking lot as requested by Mr. and Mrs. Fleming. He said he is ambivalent about the house because he doesn't know what would be an acceptable use. However, he said that the staff option allows the house to be removed if after a year it isn't acquired. Mr. Betz said that if the home isn't taken over by someone within a year, the parking lot could be expanded in accordance with the preliminary plan.

Commissioner Counts said it is pretty clear that the reason for this item on the agenda is the house, and he is disappointed that he didn't hear any comments about whether it was desirable for it to remain standing, and how it can be used. He said he is likewise disappointed that the church has basically taken the position that they will keep the house but they don't want anything to do with it. He said his expectation is that no one will come forward and find a use for the house and if the Commission approves the revised site plan, it will be in the same position of allowing the house to be torn down. He said this is an issue of whether a house or parking is desirable. He said the revised plan reduced the number of parking spaces by 24. He said he thinks it is almost ironic that there are 28 parking spaces outside the front yard setback and one option for the Commission would be to allow the house to be torn down and not have that row of parking. He said he visited the house and based on the information he had been receiving over the last several months, he had a vision of a historic home within a home, and that isn't what he saw. He said he has heard about a house that has member of history, but not distinct history as a house. He said the house was rebuilt in the 1940's and will require a lot of maintenance. While it has character, it has no more historical value than many of the other houses within the city. He said he applauds the church's desire for compromise, he is not sure that he feels any differently about this issue than when the Commission voted on the Preliminary Development Plan which included demolishing the house.

Commissioner Wiencek echoed Commissioner Counts comments. He asked Mr. Keller's clients are opposed to the plan irregardless of whether the house stands. Mr. Keller said that the residents are saying there is too much proposed on this site, it is too big of an expansion with too many seats that require too much parking on too small of a site. He said the general consensus is that people would like to see the house remain there if at all possible. The house is a more desirable view than the parking lot.

Commissioner Wiencek agreed that this is more of a historic site than historical home. He said there is no discernable evidence of the home from the 1800's, including in the basement. He said the house is attractive, but he feels the amount of money for any user to make it functional will preclude anyone from doing so. He said the goal of this Commission is to put the best plan on paper that is possible. He said the submission of this plan indicates to him that the church can live without those additional 24 spaces. He said he doesn't think the City or any private entity is going to come forward for this house, and there are few appropriate uses even if someone did come forward. He said he would support continued plans that do not include the house. He said the church, in an effort to support the community "has shot themselves in the foot," and in the future, he would like to look at a reducing of parking so that the final configuration precludes those spaces they have indicated they can live without. He said he also supports Mrs. Fleming's proposal to shift the parking lot.

Commissioner Emerick concurred with Commissioner Wiencek. He said he wouldn't anticipate anyone saying they want this house, and that the cost would be extensive to make it usable by the public.

Commissioner Futryk asked if it is correct that the church has no use for the home for children's programming, teen programming, etc. Lester Noble, Powell UMC, said that their conference requirements for buildings are as strict as those of the ADA and it would be cost-prohibitive for them to meet those standards.

Mr. Betz asked why the church hasn't considered grass pavers for their northern-most row of parking. Mr. Eyerman said that first of all, they are more expensive than asphalt. Secondly, the overflow parking is most often needed at Christmas and Easter where the weather may not permit practical use of those types of pavers. Commissioner Counts said the Commissioner is discussing that the applicant may lose them anyway, so consideration to grass paver parking might be present. Commissioner Wiencek said he is not sure that there is a majority saying that even those would be allowed. Mr. Betz said that there will be times when the pavers are needed that there won't be snow and the ground will be frozen and usable. Commissioner Wiencek said he agrees that this has been discussed and the applicant hasn't responded, but he has concerns about the maintenance and establishment of grass pavers. Mr. Betz reviewed how such pavers are installed.

Commissioner Wiencek summarized that the Commission is indicating that any plan that they choose to go forward with should not include the house. The Commission is also interested in addressing those additional 24 parking spaces during the Final Development Plan. He said he didn't hear a lot of people comment regarding the encroachment into the front building setback, but it can be discussed.

Mr. Eyerman said that their attempt to compromise and work with the neighborhood regarding the house made it necessary to reduce the number of parking spaces, but that doesn't suggest that they weren't necessary. Commissioner Wiencek said that with or without the house, there is still significant opposition toward this plan from the residents of Deer Run, and those 24 spaces may be part of the solution to that continued opposition. Commissioner Counts said that to him, he has a much easier time approving the additional 3-foot encroachment if additional green space is created where parking was originally proposed.

Mr. Eyerman asked, if the parking is pulled back behind the setback line like the Commission is suggesting, is it the Commission's thought that they are permitted to stay within the setbacks and maximize the parking. He said that the Commission originally asked them to move the parking away from the residents and closer to the road. He said that they are now addressing Mrs. Fleming's concern regarding parking. He said they are being restricted on three sides. Commissioner Wiencek said that he thinks the Commission is going to approve whatever was approved before without 24 additional parking spaces, but the intention is not for a complete re-configuration of the parking lot. Commissioner Wiencek said that the Commission can address the encroachment by the sanctuary at the next meeting.

Ms. Brozek asked how the trees will be saved if the parking is sunken. Mr. Betz said that the lot will not be sunken in that area. Commissioner Wiencek asked that Ms. Brozek be provided the architectural renderings of the church, landscaping, and mounding. Mr. Meszaros said there are no cars in that rendering. Commissioner Wiencek said that they are depicted within those drawings.

CERTIFICATE OF APPROPRIATENESS

Applicant: Rutherford West Associates
Rutherford Estates
Location: 3303 Rutherford Road
Zoning: PR, Planned Residence District (Pending)
Request: Approval of Two Subdivision Marketing Signs

Ron Stone and Paul Phillips, Developers, were present to discuss this plan. Mr. Stone said that although they have worked together to create the development, they would like the ability to market their individual portions of the development separately. Mr. Phillips identified the marketing signs and the real estate signs.

Shawn Leininger, Development Planner, gave his Staff Report on this item (Exhibit). The color signs were passed around for the Commission to be review. Commissioner Wiencek asked if the first marketing sign will go up immediately. Mr. Stone said it will, as the sanitary plans have already been approved, and they hope to start construction in July. He said it is a 3-month project. Commissioner Wiencek asked if the sign will come down in the fall. Mr. Stone said it will, and then the individual lot signs will go up.

Commissioner Futryk suggested that they clarify that the lot prices start in the \$70k price range rather than the homes themselves.

Motion: Commissioner Wiencek moved to approve the sign plan as submitted with the condition that the builder's sign be removed at the time the City Engineer conditionally accepts all public improvements allowing home construction to begin. Commissioner De Palma seconded the motion. The motion was approved. **Yes:** De Palma, Emerick, Futryk, Wiencek, Counts, Coville.

Commissioner Wiencek asked if that guarantees the builder's sign will come down before the homes are built. Mr. Betz said that the developer could build model homes, but not begin home construction.

CERTIFICATE OF APPROPRIATENESS

Applicant: Furniture Gallery
Location: 420 West Olentangy Street
Zoning: PC, Planned Commercial District
Request: Approval of Two Wall Signs

Stan Young, Allied Sign Company, was present to discuss his plan to install two sets of raceway mounted channel letters for this company. He reviewed the color, design, and size of the lettering.

Shawn Leininger, Development Planner, gave his Staff Report on this item (Exhibit). He addressed the window lettering which doesn't meet the Zoning Code requirements and would require a permit. He said such lettering has been used in the Historic District and elsewhere in the City.

Commissioner Futryk said he is fine with the sign but he doesn't like the window lettering. He asked if it is correct that the letters in the window facing Olentangy Street was there for the previous tenant. Mr. Leininger said they were. Commissioner Wiencek asked what is the code regarding window lettering. Mr. Betz said that no more than two square feet is permitted without a permit. Commissioner Wiencek asked if it is correct that a business could attach a cardboard sign to a string and cover 20% of the window. Mr. Betz said they could. Commissioner Wiencek said he would like the Planning and Zoning Commission's subcommittee to review that. Mr. Young said they didn't install the inside lettering.

Commissioner Wiencek said he is inclined to be okay with the signage although he hates the fact that every business wants as much signage as possible, and the corner gives this applicant an additional sign. He said he is not inclined to approve the window signs.

MOTION: Commissioner Wiencek moved to approve the Certificate of Appropriateness for the vinyl channel signs as submitted. Commissioner Futryk seconded the motion. The motion was approved.
Yes: De Palma, Emerick, Futryk, Wiencek, Counts, Coville.

Commissioner Wiencek noted that the window signs are not acted on and not approved and the applicant must address that through the existing permit process.

OTHER COMMISSION BUSINESS

Dawn Nauman, Planning and Zoning Commission Clerk, asked that Council carefully review the development plan text amendment that was referred to in the motion for the Final Development Plan for M/I Homes when they receive the draft minutes before the meeting next week.

Commissioner Futryk asked about trucks being sold by Goodwill on Liberty Road. Mr. Betz said that rather than Goodwill, it is the property owner selling them, and they have been issued a citation. Mr. Betz said that they would need a conditional use permit for long term parking facilities as an accessory use to continue this practice. Mr. Betz said that Staff first issued a citation regarding the sign, and the new citation regarding the use issue has been issued.

Discussion was held regarding the sub-committee going to work, particularly on the signage ordinance. Mr. Betz said he will contact the committee members and try to schedule a meeting with Commissioner Futryk and Commissioner Coville.

Discussion was held regarding increasing public participation in the Planning and Zoning Commission meetings so that residents can be encouraged to provide alternate feedback and gather the appropriate materials. Dawn Nauman, Planning and Zoning Commission clerk, said that Staff will be working on incorporating many ideas to help improve this area.

Commissioner Wiencek expressed concern that Staff has been receiving materials or amended materials at the last minute that prohibits the necessary review and Staff Report before the next meeting. He asked that Staff hold the deadlines firm so that the proper information can be provided to the Planning and Zoning Commission in an appropriate matter.

