

**MINUTES
PLANNING AND ZONING COMMISSION
July 23, 2003**

A special meeting of the City of Powell Planning and Zoning Commission was held on July 23, 2003, and called to order at 7:45 p.m. by Chairman Don Emerick. Other Planning and Zoning Commissioners present were Don Grubbs, Kevin Futryk, and Dan Wiencek. Roger Coville, Tom Counts, and Brian Murphy were 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

There was none.

MINUTES

The minutes of July 9, 2003 were approved as printed.

ADMINISTRATIVE REVIEW

Applicant: Delaware County Sanitary Sewer District
Location: Parcel 31941502001000 Olentangy River Road (vacant tract north of 9011 Olentangy River Road)
Zoning: PR, Planned Residence District
Request: Approval of portion of public sanitary sewer trunk line extension in the City of Powell along the Olentangy River

Chad Antel, Assistant Sanitary Engineer for Delaware County, was present to discuss the Perry-Taggart Sanitary Sewer project. He reviewed that this is an approximately 4-mile sanitary sewer improvement that will serve 13,000 residents in Liberty Township, Berlin Township, Orange Township, and parts of Powell. He reviewed the location of the project and the need for such a service in the area. He reviewed that the alignment was selected based on need and by determining the best gravity system and working with residents to determine the most appropriate location on private properties. He said that the alignment they have chosen won't impede traffic or destroy a scenic buffer. He said the gravity sewer will be optimized by being close to the river. He said that they worked closely with the Ohio Department of Natural Resources to determine the best location without having a negative impact on the Olentangy River.

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

Commissioner Emerick opened this item to public comment.

Sandy Stroot, 9037 Olentangy River Road, asked if the construction will continue south of the manhole on the Freed property. Mr. Betz said there would be nothing further south than the manhole.

John S. Detrick, 8870 Olentangy River Road, asked how property owners on the west side would connect through the sewer. Mr. Antel and Mr. Betz contemplated several alternatives, but suggested that Mr. Detrick meet with the county engineer to discuss the issue. Mr. Antel said that the line is adequate, but noted that the best way to connect really depends on the property owners' intention for their property.

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

Commissioner Wiencek said that Mr. Antel said this alignment is best for the sewer and best for the property owners. He asked what about this alignment is best for the river. Mr. Antel said that has been the most difficult part of this project. He said that this improvement doesn't impact the natural tree line along the river, but rather is located in the back yard areas of private residences. He said they are trying to make sure they have proper erosion and sediment control programs. He said that this has been reviewed by ODNR and by the Ohio Department of Transportation (ODOT). He said they have not been able to get in contact with the Friends of the Lower Olentangy Watershed (FLOW) regarding this plan.

MOTION: Commissioner Wiencek moved to approve the portion of the public sanitary sewer trunk line extension in the City of Powell along the Olentangy River. Commissioner Futryk seconded the motion. The motion was approved. Yes: Grubbs, Emerick, Futryk, Wiencek.

