

**MINUTES
PLANNING AND ZONING COMMISSION
SEPTEMBER 10, 2003**

A regular meeting of the City of Powell Planning and Zoning Commission was held on July 9, 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, Donell Grubbs, Brian Murphy, and Tom Counts. 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 August 27, 2003 were approved as printed.

COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN

Applicant: HER Realtors

Location: 379 West Olentangy Street

Zoning: PC, Planned Commercial District

Request: Approval of Combined Preliminary and Final Development Plan for an 8,000 sq. ft. Real Estate Office Building on 0.99 acre

Jim Bean, Architect, HER/Real Living, reviewed their proposal for an 8,253 square foot office building located on Olentangy Street in the Murphy Park area. He said the Planning and Zoning Commission reviewed their Sketch Plan several months ago. He reviewed the Staff Report on this project and their response to each item listed as a concern:

1. **That the eastern stub off the rear access drive be removed.** Mr. Bean said that they don't think the extra access is necessary, as most cars will travel south and to the traffic light to leave with a left turn.
2. **That the access drive off West Olentangy Street be narrowed from three lanes to two lanes as shown on the Kenney Retail Center engineering plans.** There is no objection to this condition.
3. **That landscaping be added to the east elevation and be approved by Staff.** Mr. Bean reviewed that they can't add windows due to the restroom and mechanical facilities locations on the other side of this wall, but they would agree to some taller landscaping.
4. **That the cast stone wainscoting and water table be extended around the perimeter of the building.** Mr. Bean said that this is a pricy item and they would rather not add this because it will be screened by landscaping anyway.

Commissioner Wiencek asked how much it is anticipated that additional stone wainscoting will cost. Mr. Bean estimated it would be approximately \$10,000. Commissioner Wiencek asked how much the entire project should cost. Mr. Bean estimated it at \$1.2 million.

5. **That the applicant work with Staff to address the location and any screening of trash containers, and if a dumpster is utilized it reflect the same detail as the Goddard School.** There is no objection to this condition.
6. **That additional landscaping be added to the base of the brick wall along Olentangy Street in a manner that provides year round foliage with a mix of seasonal color and be approved by Staff.** There is no objection to this condition.
7. **That the connection to the bikepath from the gazebo be revised to avoid the removal of any trees.** There is no objection to this condition.
8. **That the split rail fence match the existing split rail fence at the Goddard School.** There is no objection to this condition.
9. **That the building lighting and material colors be approved by the Planning and Zoning Commission.** There is no objection to this condition. Mr. Bean reviewed the stone, brick, and shingles being proposed and indicated that the trim will either be dark or a muted tone or earth tone. He said it will not be a bright white or anything of that nature.
10. **That any site lighting must match the existing site lighting at the Goddard School.** There is no objection to this condition.

Shawn Leininger, Development Planner, gave the Staff Report on this item (Exhibit). He reviewed the original approval with the larger building and two accesses. Commissioner Futryk asked if the original building had a water table all the way around. Mr. Leininger said it did, but it didn't have the wainscoting. He reviewed the

current site plan and an aerial photograph of the site.

Commissioner Wienczek asked how many offices this building will have. Mr. Bean described 16 single-user offices ringing the perimeter of the building with additional office space in the center.

Mr. Leininger reviewed the adjacent public parking lot that will have more than 30 spaces that can be used for overflow. He identified that the brick wall was originally proposed as 7-feet tall, but has been lowered to 6'4". He said that the wainscoting has been removed in some areas and material with a wrought iron look put in its place to open up the courtyard. He reviewed the building elevations. He reviewed photographs taken from the property. He noted that the better quality trees on this site will be saved. Mr. Betz said there are two large trees that need to come down anyway due to ill health.

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

Commissioner Grubbs asked if there will be a no left turn for the access drive off Olentangy Street. Mr. Betz said the overall traffic study for the Murphy project indicated full access was appropriate. Commissioner Grubbs said that he was concerned that the fence as originally proposed would be obtrusive, but the wrought iron pieces may break it up appropriately. He said he is also in favor of the landscaping that the applicant has agreed to add. He noted that Commissioner Counts had previously raised a question on the colonial nature of this building, but that the City now has a precedent with the Goddard School to consider. He said this building is a beautiful design.

Commissioner Futryk agreed that the building is beautiful. He asked if the ingress/egress splits the property line. Mr. Leininger said it is slightly off, and has been adjusted to be pretty much centered. Commissioner Futryk said that he had calculated approximately 144 caliber inches of trees that need to be replaced. Mr. Leininger said that anything in the right of way or within 12 feet of the building perimeter are exempt to the replacement requirement.

Commissioner Futryk said he would support extending the stone wainscoting around the building. He asked what kind of plantings will be required. Mr. Betz said they are identifying compact inkberries, which he believes are deciduous. Mr. Leininger said they may keep their leaves all year. Commissioner Futryk asked if there is a way to bump out the brick in lieu of continuing the cultured stone. He expressed an interest in breaking up the solid mass of wall with something more than landscaping. Mr. Bean said they could do a water table around the building without using stone.

Commissioner Futryk asked if the mechanicals are completely hidden in the roof. Mr. Bean said they are. Commissioner Wienczek said that was a condition of the Goddard School approval.

Commissioner Wienczek asked about the perimeter plants. Mr. Betz identified dwarf Korean lilacs and inkberries. Commissioner Wienczek asked if the inkberries are deciduous. Mr. Betz said he is unsure, and his recommendation is to use boxwood instead, because it can be grown in varying heights rather than a single hedge.

Commissioner Wienczek asked why they want an "enclave feel" and what is the purpose of the wall along the north elevation. Mr. Bean said that it should be viewed as part of the building itself. Commissioner Wienczek said he understands the courtyard, but questioned the height of the wall, when in his mind a 2-3 foot wall would create an appropriate enclosure. Mr. Bean said they are trying to create an environment that is part of the entry into the building. Commissioner Wienczek asked why not share that added landscaping with "the rest of the world." Mr. Bean said that it is like creating a room without a roof that is part of the building rather than something external.

Commissioner Wienczek questioned the lack of symmetry of this building. He said that the false limestone is on the north elevation but nothing on the other side. He said the west elevation has a big blank wall. Mr. Bean said that he doesn't think one needs to worry about symmetry at all. He said that this is an office building that they are trying to bring down in scale and create a residential feel. Commissioner Wienczek asked if the porch columns should match the cupola columns rather than being a different style. Mr. Bean said that what is proposed works with the brackets on the porch roof and creates a particular feel. He said this is a much smaller element. Commissioner Wienczek said he wishes that Emil Slavik, Architectural Advisor, were here to provide some input.

Commissioner Wienczek said that they are proposing vinyl siding on a gable end and it should probably be Hardiplank. Commissioner Wienczek asked why they are proposing a side light on the door of the south elevation rather than a double door. Mr. Bean said that what is proposed meets ADA requirements with the proper size

entryway. He said that rather than a solid wall, they are proposing the glass panel for greater transparency.

Commissioner Wiencek echoed comments in favor of continuing the wainscoting to the east. He said that it could be removed from the northern elevation since the wall will shield it from the street. He said that the cost of continuing the wainscoting is approximately 1 percent of the entire project cost.

Commissioner Wiencek said that overall, he is much happier with this design than the original building, and feels it will be a very positive addition to the community.

Commissioner Counts said that the water table/wainscoting should be continued all the way around the building to provide more interest. He said that he thinks the plan for no trash receptacle is appropriate for this use, but he questions where different users down the road could place a dumpster. Mr. Leininger identified a location in the parking areas in the southeast and southwest corner of the site. He said that they will probably have to give up at least 1 parking space. Commissioner Counts asked about the signage proposed for the front wall. Mr. Bean said that they haven't really designed it and it will need to come back before the Planning and Zoning Commission. Commissioner Counts said he doesn't like the wall-mounted sign and would prefer a monument sign at the entrance. Commissioner Counts suggested that consideration be given to adding another set of wrought-iron grills to the north wall.

Commissioner Coville asked if the side light on the door on the south elevation should be multi-paned. Mr. Bean said the design as proposed is more of a storefront type. Mr. Betz suggested considering a door like that in front, with three-quarter glass rather than full-glass. He said the side light could match it with a bottom panel as well. Commissioner Coville said he is in favor of continuing the wainscoting, particularly to the south, which he thinks will be very visible. He agreed that this is a much better design than the previous building.

Commissioner Murphy said the original color-rendering for the new building design identified wainscoting all the way around, and he would like to see that. He said it is easy to require landscaping but more difficult to ensure that it is properly maintained. He said that he agrees that the courtyard could be opened with an additional aluminum grate area, but he feels the wainscoting should be kept. He said that otherwise, this is another fantastic addition to that part of Powell.

Commissioner Emerick said he is okay with the wall and would prefer to see the wainscoting inside the courtyard. He said the design reminds him of something one sees in Charleston South Carolina, and he is in favor of it.

Commissioner Wiencek expressed concern that this facility may be a likely space for overflow parking from the active retail center next door. Commissioner Futryk encouraged the applicant to work with the neighboring developments to make arrangements to address overflow parking and litter issues, particularly with the ice cream facility next door.

Mr. Bean reviewed a revised drawing with the wall lowered and grill taken all the way down in the front. Commissioner Grubs suggested moving one aluminum grill and adding another to open up the wall along the northern side. Mr. Bean said they need to end up with more masonry than grill, but they can work on the design.

Commissioner Wiencek said that he is going to leave the requirement for landscaping on the east elevation in relation to tree plantings since the wainscoting is going to be required. Mr. Betz said they have to meet the 70% base planting requirement. Mr. Bean agreed that adding the tree plantings, particularly where there are blank walls, will be a nice addition.

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

- 1. That the eastern stub off the rear access drive be removed.**
- 2. That the access drive off West Olentangy Street be narrowed from three lanes to two lanes as shown on the Kenney Retail Center engineering plans.**
- 3. That landscaping be added to the east elevation and be approved by Staff.**
- 4. That the cast stone wainscoting and water table be extended around the perimeter of the building.**
- 5. That the applicant work with Staff to address the location and any screening of trash containers, and if a dumpster is utilized it reflect the same detail as the Goddard School.**
- 6. That additional landscaping be added to the base of the brick wall along Olentangy Street in a manner that provides year round foliage with a mix of seasonal color and be approved by Staff.**

7. That the connection to the bikepath from the gazebo be revised to avoid the removal of any trees.
8. That the split rail fence match the existing split rail fence at the Goddard School.
9. That the building lighting and material colors be approved by the Planning and Zoning Commission.
10. That any site lighting must match the existing site lighting at the Goddard School.
11. That a fourth aluminum grill be added to the north elevation wall.
12. That a sign plan be submitted to the Planning and Zoning Commission for approval.
13. That the principal perimeter planting be boxwoods.

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

ADMINISTRATIVE REVIEW

Applicant: Ruscilli Construction Company, Inc.
Location: Northwest Corner of Sawmill Parkway and Village Club Drive
Zoning: PR, Planned Residence District
Request: Approval of Temporary Sign

Shawn Leininger, Development Planner, gave his Staff Report on this item (Exhibit). He reviewed the photographs of currently existing temporary signs in this Golf Village area. He identified the proposed sign, and a proposed modification by Staff.

Commissioner Grubbs asked if a temporary sign is only up until the occupancy permit is approved. Mr. Leininger said the sign is allowed for 5 years from approval of the development plan, or until the development is 80% complete. Mr. Betz said it will be completed by next spring. Mr. Betz said that the Commission can require a condition that it be removed at the time of occupancy.

Commissioner Futryk asked what authority the City has to require them to move their temporary sign. Mr. Betz said the signs are in violation of the Liberty Township Zoning Ordinance, and the City has enforcement authority through the CEDA. They can take the applicant to court if the signs aren't removed. Commissioner Coville suggested conditional approval based on removing the non-conforming signs first.

Commissioner Futryk said he is getting tired of the carnival atmosphere of the signs in Golf Village. Commissioner Wiencek said that he is hearing a consensus for an amendment to the Staff Report condition number 3 that all other signs have to be removed prior to the installation of this sign.

Commissioner Murphy asked what the purpose for signs such as this is. Commissioner Emerick said that such signs are common. They identify the developer, architect, and contractors. He said the information is slightly of a promotional nature but they provide information to the public and help identify locations for deliveries, etc.

MOTION: Commissioner Wiencek moved to approve the sign as proposed by Staff with the following conditions:

1. That the sign be placed at the southwest corner of Sawmill Parkway and Village Club Drive.
2. That the sign be one-sided and placed to the north of the Kinsale sign similar to the M/I Homes and others sign at the northwest corner of Sawmill Parkway and Village Club Drive.
3. That the sign match the dimension, style, and color of the M/I Homes and others sign at the northwest corner of Sawmill Parkway and Village Club Drive.
4. That all other signs on the property be removed, except for the construction entrance sign, prior to the installation of this sign.
5. Upon the issuance of a Certificate of Occupancy the temporary sign must be removed.

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

OTHER COMMISSION BUSINESS

David Betz, Director of Development, noted that a Design Charette for the Downtown Revitalization Plan is proposed for September 23 and 24th, and he encouraged members of the Planning and Zoning Commission to attend. Commissioner Wiencek asked if Mr. Betz expects that the plan will include recommendations for make non-conforming facilities within the Historic District. Mr. Betz said it may look at things to do with properties that may not fit the vision and address undeveloped properties and public infrastructure improvements.

ZONING CODE AMENDMENTS

The Commission decided to wait to set dates for various Zoning Code Amendments until they are all ready to be

considered at once, including those the Zoning Committee already reviewed and additional amendments regarding architectural materials, adult businesses, and fence regulations.

OTHER COMMISSION BUSINESS

Commissioner Wiencek reviewed that he and Staff met with the Powell United Methodist Church this morning to discuss what will be presented in October. He reviewed highlights of their discussion:

- The paved parking has been shrunk to a size that no longer encroaches into the north setback. They did not move further east, but rather cut out another row of paved parking. They have maintained the distance requested by Mrs. Fleming, an adjacent property owner to the south. He said they are proposing a grass parking area that is supported by PVC pipe that will be used for overflow on Sundays and during large events. They still need a variance in the front yard setback but are proposing to use grass rather than pavement.
- The existing building will be removed.
- They are going to request an 8 foot 8 inch encroachment of the sanctuary into the front back rather than 5'6" to provide the symmetry they would like in the sanctuary.
- The tower has been redesigned, lowered in height and reduced in volume by 20%.
- The drawings identifying the perspective from Powell Road have been redone to reflect the changes and will be provided to the Commission.

Commissioner Futryk asked what is the trade-off for asking for a greater encroachment into the setback. He said he would also like more information on the grass parking area. Mr. Betz said they will bring sample materials to the meeting. Commissioner Murphy said he would like to see examples of such a material being used elsewhere, particularly where there is a heavy weekly application.


Commissioner Futryk asked if there are any landscaping changes. Commissioner Wiencek reviewed that they have changed their proposal for center island landscaping bays and the size of the parking spaces.

ADJOURNMENT

The Commission adjourned at 8:55 p.m.

The next meeting will be held September 24, 2003.

DATE MINUTES APPROVED: October 8, 2003

 1-14-04
Don Emerick Date
Chairman

