



**EDUCATION AND GOAL SETTING SESSION
PLANNING AND ZONING COMMISSION
POWELL VILLAGE GREEN
March 10, 2004
7:00 P.M.**

The purpose of this session is to provide a basic background of planning and zoning principles and practices to the Commission members that should prove to be useful for the work that you do throughout the upcoming year. This session will also provide the Commission the ability to establish a framework for discussing and prioritizing the work that the members feel is important in the next few years. The Commission members should keep this informational packet as a reference and utilize it from time to time throughout your appointed term.

The authorization for a municipality to plan and create zoning comes from Chapter 713 of the Ohio Revised Code which also allows for municipalities to form Planning Commissions. The City of Powell Charter authorizes the formation of the Planning and Zoning Commission for the City. The Charter gives the power and authority to the Planning and Zoning Commission conferred to it by the Ohio Revised Code Section 713.02. The Planning Commission also is the Platting Commission with the powers conferred to it by Ohio Revised Code Sections 735.17 to 735.26 inclusive.

The Municipality's first Comprehensive Plan was done in 1974. The next Comprehensive Plan was adopted in 1988. The South Liberty Corridor Plan was adopted in 1991. The current Comprehensive Plan was adopted in 1995. Since that time there have been several other planning studies. The Northwest Area Plan examined the area north and west of Powell and was adopted in 1998. The Downtown Revitalization Plan was recently presented. We are currently working on the Sawmill Corridor Study.

The Municipality of Powell has had planning and zoning regulations since the 1950's, were re-written in the 1970's, 1980's and were totally revamped in 1991. From time to time since then we have made amendments to the zoning code in order to keep them up to date and reflective of the community's needs.

There is very good literature out there that provides a basic education on planning and zoning background, practices, and processes. We have included several chapters for you to read and hold on to for future reference. From time to time there are seminars and sessions on planning and zoning topics. Staff will keep you informed when those sessions are available, and the City does have a budget for training purposes.

Staff has broken the Goal Setting Session into four parts; Planning Issues, Zoning Code Issues, Design Review Issues and Procedure/Policy Issues. Staff has provided an outline for this Goal Setting Session including some issues/ideas we felt are worthy of covering. We will expect that you will have identified more.

We have included in the packet the most recent results from City Council's Goal Setting Session for your review. It is broken down into the four committees that have been formed by Council. Certainly, any P&Z member's participation with any of these committees would be supported by Council.

If there are any questions or concerns with regard to any of the material we have provided please speak with us. We are here to help and to serve the City of Powell to provide for continued managed growth and community improvement.

GOAL SETTING SESSION

Planning Issues

- Downtown Revitalization Plan
- Sawmill Parkway Corridor Plan
- Liberty Township Comprehensive Plan
- Joint Planning with Liberty Township
- Planning for infill areas other than Downtown, Sawmill Parkway
- Periodic Update to Planning and Zoning Commission on Issues affecting our borders and environs
- Work with Liberty Township on joint Comprehensive Plan
- Structure of CEDA/Joint Planning

Zoning Code Issues

- Consistency with Downtown Revitalization Plan Recommendations
- Comprehensive Update Needed?
- Update Planning and Zoning Commission on code enforcement issues
- Update Property Maintenance Codes (Chapter 13)
- POD REgulation

Design Review Issues

- Importance in Community
- Establish Guidelines or Standards
- Architectural Advisor
- General Guidelines within Code (City-wide, including downtown)

Procedure/Policy Issues

- Timing of Meetings
- Meeting Procedures
- Timing of Packets and Staff Reports
- Content of Staff Reports
- Plan Contents/Submittal Requirements
- Regular Status Report by staff to Planning and Zoning Commission regarding development projects
- No new agenda items after 11 p.m.
- Get preliminary agenda out early
- Example submittal packet
- List of variances on staff report
- Charting & showing plan's changes
- Summarizing results of comments at early meetings.