



City of Powell, Ohio

Powell Planning & Zoning Commission

Donald Emerick, Vice Chairman
Eric Ireland

Kevin Futryk, Chairman
Richard Fusch
Bill Little

Jim Hrivnak
Dan Wiencek

MEETING MINUTES NOVEMBER 14, 2007

A regular meeting of the Powell Planning & Zoning Commission was called to order by Chairman Kevin Futryk on November 14, 2007 at 7:31 p.m. Commissioners present included Donald Emerick, Richard Fusch, Eric Ireland, and Dan Wiencek. Jim Hrivnak and Bill Little were absent. Also present were David Betz, Director of Development; Eric Fischer, Development Planner; Susie Ross, City Clerk; interested parties and members of the Press.

HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

Chairman Futryk opened the public comment session.

Mayor Don Grubbs honored Eric Ireland for his service to the Planning and Zoning Commission and Board of Zoning Appeals for the City of Powell. He presented a Service Award for his leadership, loyalty and service. Commissioner Ireland expressed his appreciation for the award and recognition.

APPROVAL OF MINUTES

The minutes of October 10th, 2007 were approved as submitted.

The City Clerk issued an oath to those attending who intended to speak at the meeting.

SKETCH PLAN

Applicant:	Armbruster Bros. Real Estate LLC
Location:	SE corner of Galloway & Sawmill Parkway
Existing Zoning:	Planned Commercial
Request:	Review of a Sketch Plan for a new 16,065 sq. ft. Retail Building.

Jennifer Carney, 5987 Jay Wilcox Place, Dublin, Carney Ranker Architects, was present to discuss the application. She stated this proposal is for a new retail center at the corner of Galloway and Sawmill Parkway. She said possible occupants include a restaurant and retail users. Ms. Carney said she previously sent a site plan to the Development Department which met the setback requirements and after review, Staff asked that she resubmit a site plan which would move the building closer to the road. She said they redesigned the site plan with the parking in the back, the drive-thru removed and are proposing adding mounding and screening along the condos. Ms. Carney said they will make connections to the bikepath system.

David Betz, Director of Development, presented the Staff Report. (Exhibit A) He said they have seen several proposals for this site which were not favorably received. He said the original site plan was problematic as it did not coexist with the residences to the north. He said this site plan is far better because it brings almost all of the parking to the rear, puts the patio on the south end, and brings the opportunity for retention on the south end. He said the plan proposes site access utilizing the existing private shared driveway which is currently used by First Community Bank and Graeter's/City BBQ.

Mr. Betz said the applicant has been asked to provide a traffic study under the guidance of the County Engineer which will help determine the impact of a 16k sq. ft. development. He said there is plenty of room to accomplish the landscaping required by code. He said the dumpsters are proposed for the rear south side of the site.

Chairman Futryk opened this item to public comment. Hearing none, he closed the public comment session.

Chris Meyers, Architectural Advisor, said when this site was reviewed for Taco Bell/KFC there were some things which addressed the nearby residential property. He asked how much reduction in setback is proposed. Mr. Betz said there will be 50' of grass area between the building and the proposed bike path. Mr. Meyers said he will want to see the architecture of the building, which should be a "four-sided" building. He said the connection from the existing bikepath to the front of the proposed building will be important.

Commissioner Fusch said he prefers this to prior proposals. He asked if the parking spaces to the north are necessary. Mr. Betz said there are approximately 20 and the proposal is presently 5 over the requirement. He said if they are removed it would improve the amount of green space. Commissioner Fusch said it would be nice to have mounding to screen the parking on the north side or remove it completely from that area. He said he looks forward to seeing the architectural design of the building.

Commissioner Wiencek said the screening towards the condos will be important and should be extensive. He thanked Staff and the applicant for their foresight in the site design. He said the architectural treatment of the building at Murphy Parkway and Olentangy Street will provide a good example of the design necessary for this site.

Mr. Betz said Engineering Department Staff has some concerns with the entry. He said the applicant will communicate with the other landowners in order to work out the access.

Commissioner Emerick agreed with the previous comments. Commissioner Ireland asked what cues the applicant should look for architecturally. Mr. Betz said there should be a rural theme to the architecture with the use of high quality materials. He said the applicant has the opportunity to design something outstanding. Commissioner Ireland said this will be a "first impression" area for the City and should be treated as such.

Chairman Futryk said moving this toward the street is a much better plan. He asked for more information regarding the users.

Dan Armbruster, 6221 Riverside Drive, property owner, said the proposal is for an upscale sports bar with an emphasis on dining. He said the balance of the space will be straight retail. He said he would rather not remove any of the parking but it would be possible to lower the parking area and screen around it to make it more pleasing to the Commission.

Chairman Futryk said a good mix of plantings would be helpful. He asked that the mechanicals of the building be hidden from view. Ms. Carney said they plan to use natural materials and to provide screening of all mechanicals on the roof. Chairman Futryk said the access at Galloway and SR 750 is problematic and should be addressed as part of this development.

ADMINISTRATIVE REVIEW

Applicant:	Weight Watchers of Central Ohio
Location:	SE Corner of Home Rd & Woodcutter
Existing Zoning:	Planned Industrial
Request:	Approval of the site plans for a multi-phase development which would include a 4,888 sq. ft. Warehouse, as well as 11,175 sq. ft. and 6,875 sq. ft. Office Buildings.

Mr. Betz said the applicant has withdrawn this application as they were unable to secure a contract for the property.

CERTIFICATE OF APPROPRIATENESS

Applicant:	Sign-A-Rama
Location:	72 Industrial Park Dr.
Existing Zoning:	Planned Commercial
Request:	Approval of a face change to a currently existing legal nonconforming sign.

Craig Snyder, Sign-A-Rama, 9985 Sawmill Parkway, applicant, said they are proposing changes to the signage for Powell Self Storage. He said they are proposing re-facing all panels, re-painting the sign base, and adding exterior direct illumination. He said the client would like to have white background and black lettering and change the lighting from internal to external. He said the rendering shows the actual business listing on the sign.

Eric Fischer, Development Planner, presented the Staff Report. (Exhibit A) He said zoning code allows a legal nonconforming sign to have a face change. He said a crown will be added to the top of the cabinet. Mr. Fischer said the intent is to provide signage for the area which is located off of the road. He said landscaping will be provided around the base on the sign. Mr. Fischer said this proposal meets all code requirements and Staff recommends approval of the Certificate of Appropriateness.

Mr. Meyers said the size of the text on the lower left is far too small. He said this is not a pedestrian sign and the variety of sizes in the text, although within code, add to the confusion and "busyness" of the sign. He said in terms of color change and additional treatments, this is the best effort for changes to a sign that is in place. Mr. Fischer said the issue is they cannot alter the design of the sign or they will no longer be a legal non-conforming sign. He said there is also an expense issue and the owner wants to work with the existing frame.

Mr. Meyers asked the applicant how the sign is constructed. Mr. Snyder said the cabinet is a sheet metal construction light box with acrylic faces. Mr. Meyers asked if the vertical panels can be adjusted in size. Mr. Snyder said the verticals can be adjusted to accommodate different sizes of panels. Chairman Futryk asked why some lettering for businesses is smaller than others. Mr. Snyder asked for a response from the owner. Mr. Meyers asked if there could be six equally sized horizontal panels. Mr. Snyder said it could be done but it is not be in the best interest of the owner as he wants one large panel with all of his information included. Chairman Futryk asked for clarification from the owner.

Jim Scarz, Powell Self Storage, 72 Industrial Park Place, said when the sign was originally made, the panel sizes in the left column were determined by the owners. He said the right panel is the signage for the Self Storage and the sign was originally designed to allow slats which defined their features. He said the separate panels sometimes cause confusion so they proposed one panel which incorporates their services. Mr. Meyers suggested the panels on the left side of the sign be consistent in space and text size.

Commissioner Ireland said Powell Self Storage shows up four times on this sign and that could be redesigned to be crisper and neat to the eye. Chairman Futryk asked for clarification regarding the reasoning behind the size of the tenant signage. Mr. Scarz said they initially built and paid for the sign and it is on a common piece of land. He said that required a certain portion of the sign be dedicated to the other businesses. He said those businesses decided how their portion of the sign would be spaced and the Self Storage gets the balance of the signage space. Mr. Scarz said the construction of the sign requires the top stay the same in size.

Mr. Meyers asked if it is necessary to have the street number on this sign. Mr. Betz said it is not and there are several addresses and that would make it confusing to have them all listed. Mr. Meyers asked if it was necessary to have the arrow. Mr. Betz said the arrow is necessary.

Commissioner Ireland made suggestions regarding possible changes to the design of the signage. He said the sign is just too busy to be helpful to traffic driving past. He said he understands there are complications. Mr. Scarz said the panel on the right could be simplified by removing some wording and making the lettering the same size but the U-Haul logo is necessary. Discussion continued regarding possible solutions and design scenarios.

Commissioner Wiencek asked if there is a vacancy at this time. Mr. Scarz said there is a vacancy. Commissioner Emerick asked what will happen with the signage when the vacancy is filled. Mr. Betz said they will just need to even out the panel sizes when there is a vacancy. Chairman Futryk asked for details on the agreement with tenants regarding signage. Mr. Scarz said his father initially made arrangements with the owners of the property where this sign is located. He said he does not believe there is anything in writing regarding the signage. Chairman Futryk asked if the tenants shared in the cost of the sign. Mr. Scarz said his father paid for the sign completely. Mr. Betz said this was a private road that was dedicated to public use in the 80's and the sign is located on that property. Mr. Scarz said they have always owned and maintained the sign.

Chairman Futryk opened this item to public comment. Hearing none, he closed the public comment session.

Mr. Meyers provided a drawing which encapsulated the recommendations of the Commission (Exhibit "B"). Chairman Futryk asked if the applicant is in agreement with the recommendations. Mr. Snyder

asked for leniency in regards to font sizes. Chairman Futryk said the Commission will most likely ask the applicant to work with Staff. The applicant stated they will provide Staff with a revised drawing of the proposed signage.

MOTION: Commissioner Wiencek moved to approve the Certificate of Appropriateness for Powell Self Storage with the following conditions:

1. That the applicant shall work with Staff to approximate the sketch developed by the Architectural Advisor (Exhibit "A").
2. That the applicant shall work with Staff regarding lighting.
3. That a variance to font size requirements will be permitted if needed.

Commissioner Fusch seconded the motion.

VOTE: Y 5 N 0

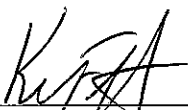
OTHER COMMISSION BUSINESS

Chairman Futryk expressed his thanks to Commissioner Ireland for his service to the Commission. He said the Commission will miss Mr. Ireland's input. Commissioner Ireland said it has been a great pleasure to work with people who sincerely care about their community.

ADJOURNMENT

The meeting was adjourned at 8:39 p.m.

DATE MINUTES APPROVED: December 12, 2007



Kevin Futryk
Chairman

2/12/08
Date



Susie Ross
City Clerk

2/12/08
Date

