



City of Powell, Ohio

CEDA DEVELOPMENT PLAN AND ZONING REVIEW COMMITTEE

(Under Article 6 Section 2 CEDA)

Wednesday, September 12, 2007

6:30 p.m.

Village Green, 47 Hall Street

MEETING MINUTES

A meeting of the CEDA Development Plan and Zoning Review Committee was called to order by Powell Director of Development David Betz on September 12, 2007 at 6:30 p.m. Present were: Kevin Futryk, Terry Doodan, Belinda Simile, Richard Fusch, Donald Emerick, Bill Little, Jim Hrivnak, Susie Ross, and interested parties.

Purpose of Committee

Mr. Betz reviewed the purpose of the committee. He said the Committee has not met lately because of the lack of annexations within the CEDA area. He identified the area as Sub Area 3, which consists of all areas south of Home Road outside of Golf Village. He said the Committee may make non-binding recommendations to the City zoning authorities with respect to the development or zoning request.

Mr. Betz said the Planning & Zoning Commission will review the subject application at their meeting this evening.

Proposed Zoning Map Amendment Property in Process of Annexation

Applicant:	West Lane Columbus LLC
Location:	3313 Home Road & 3301 Home Road
Existing Zoning:	Liberty Township FR-1, Farm Residence District
Proposed Zoning:	City of Powell PC, Planned Commercial District
Request:	Submittal of a Zoning Map Amendment application for property in process of being annexed into the City of Powell.

Mr. Betz identified that the application is for a proposed zoning map amendment for property in the process of annexation into the City. He said the applicant, representative, and attorney for the applicant are present. He said the subject property is 1.6+ acres on Home Road and there are two properties involved. He said the properties are totally surrounded by the Golf Village commercial area on three sides and Home Road is the frontage. Mr. Betz identified the surrounding zoning classifications. He said the applicant has submitted annexation petition to, and received approval from the County Commissioners. He said the annexation will be presented to City Council at their next meeting. Mr. Betz said the applicant is seeking a zoning amendment to receive a Powell Planned Commercial District classification on this property. He said after initial concept review at the Planning and Zoning Commission, the proposal is to have the zoning text consistent with Golf Village Sub Area F commercial zoning which exists on three sides of the subject property. Mr. Betz said development standards will match the Liberty Township zoning which was approved for Golf Village Sub Area F. He said changes to that zoning include the applicant's agreement to meet Powell landscaping standards and Powell signage standards.

Mr. Betz said the zoning would be the same as Sub Area F in the following manner: setbacks, uses, architectural design criteria, right-of-way dedication on Home Road, parking requirements, maintenance of common areas and properties, site design, waste and refuse, and lighting. He said this review is to seek comment from the Committee which is made up of members of the Liberty Township Zoning Board and Powell Development Committee.

Ms. Simile asked if the applicant was seeking any variances or divergences. Mr. Betz said the applicant has asked to utilize the same standards as Golf Village and as compared to the Powell code that would include several changes. He said in order to be consistent with the development standards in Golf Village Sub Area F, City staff feels it would be beneficial for those standards to apply to this property as well.

Ms. Simile asked if there are any divergences from the Golf Village standards. Mr. Betz said there are not. Ms. Simile asked about the uses proposed. Mr. Betz said the restricted list includes uses which are excluded/prohibited. He said that wording may be changed to "prohibited." Ms. Doodan said she has concerns with any type of beverage drive-thru/drinking establishment in that close of a proximity to the schools. She asked if the existing houses will be demolished and a strip mall will be built there. Mr. Betz said the exact development has not been identified but in all likelihood it will be the same type of outlot situation as along Sawmill Parkway. Ms. Doodan asked if all of the existing structures on the lot would come down. Mr. Betz said that is correct. Ms. Doodan asked about the condition and age of the existing home. Mr. Betz said it may not be a good candidate for commercial redevelopment which would stay consistent with the commercial standards in that area. Ms. Simile asked if this has been submitted to Planning & Zoning without a site plan. Mr. Betz said there is no site plan yet because the applicant has a purchase contract with the property owner to the west and they can then come in with a complete plan for all three lots. He said they have to complete the zoning for this property first and then approve a development plan which would encompass all three lots. Ms. Doodan asked for clarification of the access to the site. Mr. Betz identified the area of a right-in and full exit at the east end of the subject property and clarified the location of the properties in relation to the proposed Target site.

Ms. Simile asked if the subject property is impacting or connecting to the Target property. Mr. Betz said they are totally separate at this point. Ms. Simile asked about bike paths on Home Road. Mr. Betz indicated the location of future sidewalks on Woodcutter and the access to the subject property, as well as connections to the private street. He said the plan includes provisions for pedestrian access which would connect to Golf Village. He said when the Home Road overpass is completed and the roadway is multiple lanes, the bridge design does not accommodate for a pedestrian path. Mr. Betz said the City tried to get that but the possibility exists for crossing the roadway. Ms. Simile asked if the City will make sure the sidewalks are there and that people will be able to come up Woodcutter. Mr. Betz agreed. Ms. Doodan asked if the green fencing would be continued. Mr. Betz said it would be the same as Golf Village and if there is fencing it will be the same as that. Ms. Doodan asked about the term "tower elements." Mr. Betz said that has to do with the architecture of the building and telecommunication towers are prohibited in that area. Ms. Doodan asked about the wording regarding cart corrals. Mr. Betz said that is the same as the existing Golf Village plan where if there are cart corrals they are required to be made of tubular steel and be painted the same color as the signage. He said he does not know whether the applicant's use will include the use of cart corrals.

Mr. Betz said it seems logical to have the subject property match the surrounding standards in Golf Village Sub Area F. He said standards would be established and then the development plan would come before the Powell Planning & Zoning Commission and City Council for final approval. He said the members of Planning & Zoning are present to observe and receive the recommendations of the Committee.

Mr. Futryk asked if the property on the corner of Sawmill Parkway and Home Road has right in/right out access. Mr. Betz said there is a right in and full access out. He said the County Engineer had already approved that as a part of the Golf Village plan. He said some review will take place regarding access for the subject proposal on Home Road. He said the beginning grade for the bridge starts in front of the property and some determination will have to be made. Mr. Futryk asked if there was a concern with a left out at that area. Mr. Betz the County Engineer approved it so it must not be a concern. He said some changes may need to be made as this development occurs and they can ask for the opinion of the County Engineer. Ms. Doodan said the location of access will be a concern. Mr. Betz said there is a private access drive proposed which comes between the properties to the north and the Target site access drive. He said there is an access easement that comes across to these properties. Ms. Doodan asked if it would be beautifully landscaped. Mr. Betz said it will be subject to Golf Village and Powell landscape standards but that has not been determined yet because development to the north has not occurred. Ms. Simile asked if there is a prohibition against neon in the sub area. Mr. Betz said there is a prohibition in the City of Powell zoning standards but not in Golf Village, and it would not be permitted on the subject lots. Ms. Simile asked if the building setback is 20' off of the edge of the pavement as noted on the plan. Mr. Betz said that is the parking setback; he said the building setback is 50' from the right-of-way, which is 100' from the center line.

Ms. Doodan and Ms. Simile indicated the discussion addressed their concerns. Mr. Betz asked if this is consistent and should have a positive recommendation from this Committee to the Planning & Zoning Commission. Mr. Futryk and Ms. Doodan agreed. Ms. Simile said it is hard to approve something without seeing the plans but she is in favor of this being consistent with the surrounding area in Golf Village. Mr. Betz said a motion is not necessary.

Mr. Betz stated for the record:

Ms. Doodan and Ms. Simile stated concerns about open meeting laws and having two of their Board members present this evening. He said they did post this meeting according to Open Meeting regulations. He said if it also needs to be posted in Liberty Township they can do that in the future. Ms. Simile said they were concerned that it could be deemed a meeting of the Zoning Board if three members were present. Ms. Doodan said she will seek advice from the Township attorney. Mr. Betz said the members were appointed by the Trustees to act as their representatives for the CEDA Committee.

Ms. Doodan asked if this is the only property to review. Mr. Betz said another annexation is proposed for the River of Life Church property at Steitz Road and Home Road. He said they have not submitted a plan yet. Mr. Betz said the church used to meet at 44 N. Liberty Street but they are currently using a church in Dublin for their services and have an office at the North Liberty property. Ms. Doodan asked about the sewer hookup for the properties on Home Road. Mr. Betz said the subject properties will be connected to the same sewer as Golf Village and they are joining the Infrastructure Authority.

ADJOURNMENT

The meeting was adjourned at 6:52 p.m.