



City of Powell, Ohio

Powell Planning & Zoning Commission

Kevin Futryk, Chairman

Richard Fusch

Brian Lorenz

Donald Emerick, Vice Chairman

Bill Little

Jim Hrivnak

Dan Wiencek

MEETING MINUTES JUNE 11, 2008

A regular meeting of the Powell Planning & Zoning Commission was called to order by Chairman Kevin Futryk on June 11, 2008 at 7:02 p.m. Commissioners present included Richard Fusch, Jim Hrivnak, Bill Little, and Brian Lorenz. Donald Emerick was absent. Dan Wiencek arrived at 7:37 p.m. Also present were David Betz, Director of Development; Eric Fischer, Development Planner; Susie Ross, City Clerk and interested parties.

HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

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

APPROVAL OF MINUTES

The minutes of May 21, 2008 were amended and approved.

SKETCH PLAN

Applicant:	KAD LLC (David Carmendy)
Location:	233 South Liberty Street
Zoning:	DB, Downtown Business District
Request:	Review of Sketch Plan for a proposed Phase I of Carmendy Station Development - 2578 sq ft Office Warehouse Structure

Dave Carmendy, applicant, said he has been a Powell resident for 10 years and a business resident for 12 years. He said he purchased this site where he would like build his office and additional buildings. He said he would like to complete this plan in three phases: his business office and parking area in Phase One, the building to the northwest in Phase Two and retail up front as Phase Three. Chairman Futryk asked if there were any changes to the architecture since the last submittal. Mr. Carmendy said these are more complete plans.

David Betz, Director of Development, presented the Staff Report. (Exhibit A) He said the revised site plan shows the proposed building which is 2578 sq. ft. and is located at the rear of the property. He said the crosshatched area indicates the work within the first phase. He said the outbuilding at the front will be removed once the office building is ready for occupancy. Mr. Betz indicated access to the site. He said the revised drawing shows the front buildings at the 20' setback and the location of the utility easement which contains the bikepath along Liberty. He said the Sketch Plan was reviewed last year, and Mr. Carmendy has taken great lengths to complete the design of the building and is now working with an engineer. He said this plan will go to the HDAC for review prior to the development plan review. Mr. Betz said Staff believes the applicant is ready to submit a combined preliminary and final development plan. He said Staff recommends that the applicant devise an overall stormwater management plan and implement that in phases as well. He deferred to the Architectural Advisor for any comments on the building design.

Chris Meyers, Architectural Advisor, said this was reviewed in February 2007 and there is much more detail shown in this submittal. He said he is interested in the finish details such as paint color and materials. He said he knows the HDAC will scrutinize those components heavily. Mr. Meyers encouraged the applicant to look at the detail in the side elevation where the roof and trim meet the column edge. He said they should be cautious of the grade change at the front porch and there may be the need for railings. Mr. Meyers said agrarian-type buildings such as this should have heavy strapping and half round gutters. He said the HDAC will be interested in seeing that level of detail. He said the details are not clear about the sizing of the outside trim but they all seem a bit narrow for this style building. He said the right

colors will make this an exceptional design. He said landscaping for this site will be an important element and should be done properly.

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

Commissioner Fusch said he remembers a favorable review from HDAC when this was reviewed last year. He asked if landscape plan and drainage plan will be part of the next submission. Mr. Betz said they will. Commissioner Fusch said he agrees with the comments of Mr. Meyers particularly in the area of window trim dimensions.

Commissioner Little said this is a great plan but he would like to hear more about what the applicant plans to do with the rest of this site. Mr. Carmendy said the second phase includes a building which is a smaller version of this office building. He said the front building will look like two separate houses with the two "barns" behind. Commissioner Fusch said he remembers discussing that the two houses should look like they are joined together. Chairman Futryk asked that Staff provide the color rendering from the 2007 submittal at the next review. Commissioner Little asked if the retail building should be two buildings or one structure. Mr. Meyers said they were so symmetrical that his comment was to join them or make them noticeably different. He encouraged the applicant to design the second barn with a different roof profile or aesthetic. He said the site planning is fine. Commissioner Little said it is important they know the entire plan and the timeline for all of the phases. Mr. Carmendy said he is hoping to build his office and encourage interest so he can complete all phases within two years. Commissioner Little said this is a very nice building and he would hate for it to get lost at the back of the lot. He said color choices may help that. Mr. Betz said the site plan is working with the existing topography and this building will be easily seen because of its elevation. Commissioner Little asked if there is a door on the south elevation. Mr. Carmendy said it is an overhead garage door which is hidden by sliding doors. Commissioner Little asked about the appropriateness of landscaping since this looks like a barn. Mr. Fischer said the code requires 70% perimeter landscaping. Mr. Betz said the plant choice will be important. Mr. Meyers said the landscaping should be subtle, natural, and not overly organized. Commissioner Little asked if the applicant will need a variance from the code. Mr. Betz said Staff will work with the applicant.

Commissioner Lorenz said they should use low lying landscaping in the front and leave it natural in the back. He suggested the applicant include some type of barrel collection system for irrigation. Commissioner Lorenz asked about the signage on the building. Mr. Carmendy said he does not like the signage as proposed and is in favor of something at ground level. Commissioner Fusch said they may want signage out at the road. Commissioner Lorenz commended the applicant for this great building and layout.

Commissioner Hrivnak said this is a great sketch plan. He said he would like more information on handicap accessibility into the building. He asked if a farm pond is out of the question here for stormwater collection. He said the applicant may want to ask the engineer about that. Commissioner Hrivnak said he is in favor of allowing submittal of a combined preliminary and final development plan. He asked if they would start at sketch plan review when the next phases continue. Mr. Betz said they will. Chairman Futryk said he appreciates and is in agreement with the other comments from the Commission Members.

MOTION: Commissioner Little moved to allow submittal of a combined preliminary and final development plan as the next submission for the proposed Phase I of Carmendy Station. Commissioner Lorenz seconded the motion.

VOTE: Y 6 N 0

SKETCH PLAN

Applicant: Benita LLC (Ben Dougan, Jack Coppess)
Location: Southwest Corner of Seldom Seen Road and N. Liberty St.
Zoning: PC, Planned Commercial District
Request: Review of Sketch Plan for a proposed office building and a day care building.

Jack Coppess, 2479 Westlane Court, Hilliard, applicant, said they were before the Commission previously with a proposal for an office building and daycare center at the southwest corner of Liberty and Seldom Seen. He said they have had a traffic survey completed and they are obligated to add a turn lane on the south side of Liberty Road. He said they made some changes to the site plan and have included

landscape design, detailed architectural drawings, and renderings of the office building and daycare center. He described the design as a stone base with hardi-plank siding, large wood columns at the center, gable end finished with hardi-plank cedar shake siding and large wood brackets. He said Mr. Betz provided recommendations regarding parking and the latest submittal meets the parking requirements within the code. He said the right in/right out was considered but they are now working with a neighbor to use a shared access to Seldom Seen from the property to the west of their lot.

Mr. Betz presented the Staff Report regarding this application. He said the proposal shows a 14k⁺ sq. ft. office building and 14k⁺ sq. ft. daycare building. He said they are both 5k sq. ft. less than the lot coverage maximums. He said the site plan in packets shows 107 parking spaces but Staff does not think that is an issue. He said there is reduction of interior parking lot aisles but Staff suggests they move the parking lot south to create a larger green space at the ends. He said the applicant met with the engineering department yesterday to review requirements. He said the traffic study did indicate a turn lane will be necessary on Liberty Street. Mr. Betz said the City Engineer has some questions for the Traffic Engineer and he should make a recommendation prior to the next submission. He noted the location of a shared access easement off of Seldom Seen Road. He said Staff will work with the Traffic Engineer and the property owner to the west. He said this access is over 300' from the intersection of Liberty and Seldom Seen. He said Staff did not have many comments regarding architecture but it might help to add stone to the main part of the office building. He said the site plan is coming along and the applicant is willing to work with Staff to find improvements. He said Staff recommends the applicant be permitted to submit a combined preliminary and final development plan as the next submittal.

Commissioner Wiencek arrived at 7:37 p.m.

Mr. Meyers asked if the traffic report evaluated this as a daycare facility noting the hours of drop offs and pickups. Chairman Futryk said he thinks it was evaluated as a business. Commissioner Hrivnak said the counts may be comparable. Mr. Meyers said he appreciates the three dimensional modeling. He said he was impressed with the previous business plan presented but this design seems rather timid. He questioned why the daycare is a replica of the office facility. He said this may be a lost opportunity for an exciting building which shows the uniqueness this business offers. He asked for clarification regarding the routing of cars to the daycare. Mr. Coppess indicated the route through the lot and areas of drop off parking and employee parking. Mr. Betz noted it will be two-way traffic. Mr. Meyers said they should site the building to allow a generous approach. He said there is space at the setback line and they may want to adjust the plan to make sure it is safe to get in and out. Commissioner Hrivnak asked if there should be a wider sidewalk in front of the daycare. Mr. Meyers said he is also concerned with the median which goes between the two spaces. Mr. Coppess said they have discussed these types of changes but do not have the plans updated. Commissioner Little asked if either building is more architecturally attractive to Mr. Meyers. Mr. Meyers said this is a very typical office building design everywhere because it allows many different uses. He said it is appropriate for the daycare facility to be less generic and identifiable as a daycare. Commissioner Little asked if they should consider flipping the buildings as well. Mr. Coppess said the placement protects the kids' playground. Commissioner Little said they are routing all of the traffic through the daycare area.

Chairman Futryk asked if Mr. Meyers agreed with the building placement on the site. Mr. Meyers said it might be worth evaluating. He asked about the condition of the property line. Mr. Betz said Liberty Street is the main road and the other buildings are at a smaller scale in regards to the length that faces Liberty. He said there is residential directly across the street and it might be a better idea to keep the smaller dimension facing Liberty for that reason. He said he is not concerned about the traffic circulation but they may want to lessen the green area in the middle to allow for a grander entrance and wider sidewalks so parents and children have more room to move. Mr. Meyers asked if the buildings had moved since the first submittal. Mr. Betz said they have. Chairman Futryk asked if there is a minimum setback line and is there is a reason the building is not pushed closer to Seldom Seen Road. Mr. Betz said there is a minimum setback of 130' from the center line. Mr. Meyers asked why the north face has no landscaping. Mr. Betz said they are still working on detention plans so that information will come later. He said there will probably not be a pond. Commissioner Hrivnak said it appears there will be no landscape in an area which is the entrance into Powell. Mr. Meyers said the setback provides a challenge for this prominent corner. He said a subtle movement of the buildings on the site may allow better visibility. He said the detention requirements will also drive that consideration.

Mr. Coppess said they intend to have four tenants and have the building symmetrical on all sides. Mr. Meyers asked if there is some sort of cover over the door on the Liberty Street elevation of the daycare.

He said it breaks the symmetrical look of the building. Commissioner Wiencek asked if Mr. Meyers has more specific building design suggestions for the applicant. Mr. Meyers said if everyone has their heart set on this building it can be worked out. He said without knowing the plan for the space it is difficult to design the massing of the building. He said they can use the same palate but they should not replicate the same building across the lot. He said they can use subtle changes in roof profiles, different window proportions, different stone or different color siding. Mr. Meyers said the cupola on top is good but it needs to be a real space with a high volume interior. He said the front door should be kid friendly and could include a series of big and small doors or something which encourages kids to come inside. He said the space in front of the main door could have something done that is fun such as handprints in the flooring.

Mr. Carmendy said the cupola is over an indoor play space for the children. He said they are working very closely with the operators of the daycare center and they intend to replicate that building in the office building.

Chairman Futryk opened this item to public comment.

Trina Ryan, 7315 Tullymore Drive, daycare owner, said they are trying to design an academy based on "planting seeds." She said they tried to make it rustic and earthy with the look of a lodge. She said they are still trying to work out the design for the front entry. She said she would like more massive beams so this does not look like a traditional building. Ms. Ryan said they are looking for a dynamic look which takes the architecture from the outside into the lobby.

Chairman Futryk closed the public comment session.

Commissioner Lorenz discouraged the applicant from use of a retention pond for safety reasons. He said they will also want to be responsible and considerate in matching up the entrance with the one across the street.

Commissioner Hrivnak said this is a good start but he encouraged the applicant to work on the north elevation of the office building. He said it should not look like the back of a building. He said the daycare is in the correct location on the lot and with the children around he would not like to see a pond on site. Commissioner Lorenz asked if they can use a shared dumpster or do they need two. He noted the dumpster near the office building is in an awkward position.

Commissioner Little said at the last review it was suggested this look like an old schoolhouse and that should be considered. He asked for the total length of the office building. Mr. Betz said it is just under 280' long. Commissioner Little said from his perspective this is a prominent corner in the community and this would be a fairly massive first impression. He asked if it helps offset that if they put a lot of emphasis into the daycare and then flip the buildings on the site. He said it would be appropriate to have something that separates this from all of the present buildings but is not overwhelming or intimidating. He said a building the size of a football field would be overwhelming. He said the traffic flow should minimize potential interference with the children.

Commissioner Wiencek said he is not concerned about the ingress/egress for the daycare but he would like to see the building pushed back to accommodate a wider landscape easement and wider sidewalks. He asked if this is a double door entrance with interior doors. He said there should be some sort of vestibule with a security system. Mr. Coppess said there is. Commissioner Wiencek said if they flip the buildings he would repeat his earlier request to make it look like an old school. He said they should make it look like an adaptive reuse. He said regardless of the design, the open space should look more like park land than empty retention basin. He said putting retention in that area makes it difficult to have good landscaping. Commissioner Wiencek said a 280' building feels too big. He said Aeroflex was successful because they shifted the buildings so it looks like two buildings and appears smaller than it actually is. He said he would rather see a variance that allows a better building design with better landscaping than see them try to fit within strict building lines. He said if they stick with this style they should add gabled fronts to break up the façade and roofline.

Commissioner Fusch asked how many children will be in this facility. Ms. Ryan said it will hold 204 children. Commissioner Fusch said these buildings should be flipped on the site. He said the office building is as large as a football field and aesthetically that is not a good thing to see when you enter Powell. He said the daycare should look like an older building or old school. Commissioner Fusch said it

is also a good idea to break up the office building to make it look like several buildings. He said the massive beams of the entry design of the daycare could be frightful to a small child. He asked that they tone it down a little.

Chairman Futryk said he was wowed by the previous presentation regarding this submission but this design is just too similar to every other design. He said this does not resemble a lodge. He said parking and traffic flow are always an issue at a daycare and the "S" curve seems like it could cause problems. He said the wow factor is not there yet. He said the residents of Ashmoore will not want to look at a sea of asphalt or the massing of the long side of the office building. Chairman Futryk said the entrance/exit as proposed on Liberty will make the intersection much more dangerous and the wait longer. He said there is currently a typically long wait at that intersection. He said they need to make sure the design of this will not create further problems for people in that area. Chairman Futryk said this is a corner piece to the entrance to the City and he is looking for something different. Commissioner Hrivnak said he is now not in favor of allowing submission of a combined preliminary and final development plan.

Chairman Futryk said he agrees that the sidewalk in front of the building should be made wider to accommodate children. He said if they can shift the building locations and make the drive aisle one way that may be an important improvement. Commissioner Wiencek said the traffic analysis talks about counts but he did not see a warrant which addresses accidents or accident prevention. He said this intersection has a lot of accidents and he would like to see that analysis. Commissioner Little said the Commission understands the economics of this as well and they are looking for something that sets it apart but is economically feasible for the applicant.

Chairman Futryk polled the members of the Commission regarding the ability to combine applications. The Commission members unanimously decided to require separate submittals. Mr. Betz said Staff will meet with the applicant to work through the comments and concerns from the Commission. Mr. Meyers offered to meet with them as well. Chairman Futryk encouraged the applicant to work closely with Staff. He said the concerns should not be seen as a rejection of the concept as the Commission members are very impressed with the concept and would like to see it move forward.

DISCUSSION AND POSSIBLE ACTION REGARDING AMENDING CHAPTER 1151: SIGN REGULATIONS

Eric Fischer, Development Planner, said all of the recommended changes have been made. He said there are a few cities within the US which have included changes to define and enforce brightness issues with electronic signs in windows. He said he spoke to the Development Planner in Addison, IL and made changes based on their code.

He reviewed the draft (version 8) before the Commission:

- Page 5: "Footcandle" was removed from the definitions section.
- Page 10: "NIT" was added to the definitions section. It is a nationally accepted term.
- Page 22 & 23: "Electronic Signs" was updated in a manner which will keep up with changes in technology. The standards were broken into two categories wherein "Directional" standards were added to address daytime and nighttime illumination limits.
- Page 9, Directional Lighting – Add the line "LEDs are an example of directional lighting."

Commissioner Fusch said page 9, Directional Lighting, should have a comma instead of a period after the word "direction" in line 2. Mr. Fischer said the change will be made.

Chairman Futryk opened this item to public comment.

Craig Snider, Sign-O-Rama, 9985 Sawmill Parkway, said Mr. Fischer has done an excellent job on the amendments. He said this task is difficult technically. He said his only comment on the lighting issue is the ability to monitor and regulate this. He said all of the information is here that you need to quantify and regulate and this is a great step. He said the lower end models such as open signs do not have many settings. Mr. Snider said they must be able to enforce these issues. He asked how they will regulate bright light such as the light in JR Designs' building. Mr. Fischer said he is not concerned with the "Sam's Club" signs as they do not approach the 5k NIT regulation. He said having the language in the code prevents excessively bright lights in the future. He said once the code is approved they will have outreach and training to the businesses and sign companies in the area. Commissioner Fusch asked how they will deal with enforcement. Mr. Fischer said they educate business owners but in some instances they may have to

remove fixtures to gain compliance. Chairman Futryk asked about the JR lighting issue. Mr. Betz said the lights are intended to illuminate their display and they are probably over lit. Mr. Fischer said these types of issues can be addressed in the enforcement sections of the code.

Chairman Futryk closed the public comment session.

Commissioner Wiencek commended Staff for a great job on the amendments to the code. He said it is good to have a measurement technique for lighting. He suggested they produce a guide/brochure to help educate business owners regarding typical zoning issues such as lighting, parking and signage. Commissioner Little thanked Mr. Snider for coming in to give the Commission his assistance during this process. Commissioner Lorenz asked if present signs will be considered non-conforming once this code is passed by City Council. Mr. Fischer said the current LED lights will become conforming as long as they are not flashing. Commissioner Hrivnak questioned the section on page 22 regarding bulbs and illumination. Mr. Fischer said they are talking about general lighting standards and this case does not apply to LEDs. He said this wording is specifically meant to cover other types of lighting. Commissioner Hrivnak asked why they need this section. Mr. Betz said it is for definition and informational purposes to note that there is a difference in lighting. Chairman Futryk thanked Staff for their hard work. Commissioner Fusch called the question in regards to this matter.

MOTION: Commissioner Fusch moved to approve the final version (version 8) of the amendments to Chapter 1151: Sign Regulations. Commissioner Wiencek seconded the motion.

VOTE: Y 6 N 0

OTHER COMMISSION BUSINESS

Commissioner Little said the Commission approved the awnings on Distinctive Marble and Granite but the applicant was also required to fix their sign. Mr. Betz said they have come to an impasse on the sign but he will follow up on it.

ADJOURNMENT

The meeting was adjourned at 8:51 p.m.

DATE MINUTES APPROVED: July 16, 2008



Kevin Futryk
Chairman

8/11/08

Date



Susie Ross
City Clerk

8/12/08

Date

