



City of Powell, Ohio

Planning & Zoning Commission

Donald Emerick, Chairman

Richard Fusch, Vice Chairman

Joe Jester

Bill Little

Brian Lorenz

Erin Wesson

Chris Meyers, AIA, Architectural Advisor

**MEETING MINUTES
NOVEMBER 10, 2010**

A regular meeting of the Powell Planning & Zoning Commission was called to order by Chairman Donald Emerick on Wednesday, November 10, 2010 at 7:00 p.m. Commissioners present included Richard Fusch, Joe Jester, Bill Little, Brian Lorenz and Erin Wesson. Also present were Eric Fischer, Development Planner; Susie Ross, City Clerk; and interested parties.

HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

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

APPROVAL OF MINUTES

MOTION: Commissioner Fusch moved to approve the minutes of October 27, 2010. Commissioner Jester seconded the motion.

VOTE: Y 5 N 0 Abstain - Lorenz

CERTIFICATE OF APPROPRIATENESS

Applicant:	City BBQ Sullivan Builders
Location:	3758 West Powell Road
Zoning:	PC, Planned Commercial District
Request:	Approval of a Certificate of Appropriateness to allow a new front porch roof, gas fireplace and color changes to the building.

Greg Bills, Design Collective, representative for the applicant, was present to discuss the plans for the City BBQ on Powell Road. He said they plan to paint the exterior of the building to help differentiate their business from the Graeter's that shares the same building. He said they felt it was appropriate to darken the façade color to change the overall tone of the building. Mr. Bills said the base of the building would be painted red and the tower painted brown. He said they also propose improvements to the patio portion of the building that include a wood frame structure with a metal roof to cover the existing patio and the addition of a stone outside fireplace. Mr. Bills said there will be some modification to the pavers on the patio; they will construct a concrete area under the covered area.

Eric Fischer, Development Planner, reviewed the Staff Report (Exhibit A). He said the restaurant has been at this location for several years and is now proposing upgrades to the building. He said the patio is subject to a lot of southern sunshine and this is a good functional upgrade to help that situation. He said they also propose addition of a patio fireplace for cooler evenings. Mr. Fischer reviewed photos of the existing façade and proposed colors (Exhibits 1-2). He said the Architectural Advisor has reviewed the proposal and thinks it is appropriate. Mr. Fischer said Staff recommends approval of the Certificate of Appropriateness.

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

Commissioner Lorenz asked why they will remove the pavers and replace them with concrete. Mr. Bills said it is an aesthetic choice to help differentiate that area of the patio. Commissioner Lorenz asked if the north elevation shows a brick paver entrance. Mr. Bills said there is not a brick entrance at this time but they propose to reuse some of the brick they are taking from the back and focus more on that entry. Commissioner Lorenz asked if they plan to use black umbrellas as shown on the exhibit. Mr. Bills said the current umbrellas are red and the colors shown on the exhibit show placement only. Commissioner Lorenz asked if they anticipate using the patio as long as the seasons permit. Mr. Bills said that is correct. Commissioner Lorenz thanked this business for their reinvestment in the community.

Commissioner Jester asked for clarification regarding the change in colors. Mr. Fischer indicated the areas to be painted (Exhibit 3). He said the proposed changes will add distinction to the structure. Commissioner Jester said this looks very good. Commissioner Fusch agreed. He clarified that the gable section will become red and the area with the signage will become brown. Mr. Fischer said that is correct and the area to right will not be changed from the existing cream color. Commissioner Wesson said her questions have been answered. She agreed that these are positive improvements.

Commissioner Little said he appreciates the changes and reinvestment as well. He asked if there is any proposed change to the signage. Mr. Bills said it will stay the same with a red sign on the brown section of the building.

Chairman Emerick said he thinks this looks nice and he has no problem covering the patio. He said he would like to bring to their attention the electronic sign that is on scroll and/or flash every evening. Mr. Fischer indicated the location of the sign. Chairman Emerick said this is against the City sign code and he would like to know when that is going to be corrected. Mr. Fischer said it is a small electronic sign that is used as permitted during the day but evening staff does not keep it on the permitted settings. He said Zoning Staff is not around to see it but the Commission members have noted that it is not working as permitted by code. He asked that Mr. Bills take this issue back to his clients. Mr. Bills said he was not aware of that issue and he will pass along the information. He thanked the Commission for bringing it to their attention. He said they do not intend to do the proposed painting & patio work until spring when the weather is favorable.

MOTION: Commissioner Little moved for approval of the Certificate of Appropriateness for the property located at 3758 West Powell Road, known as the City BBQ. Commissioner Lorenz seconded the motion.

VOTE: Y 6 N 0

OTHER COMMISSION BUSINESS

Commissioner Lorenz said Council advertised the opening on the Planning & Zoning Commission and an opening on the Personnel Board of Review. He said they received seven applications and interviewed six people last Tuesday. He said they did not reach a decision but plan to meet in Executive Session next Tuesday (11/16/2010) to appoint someone to the open position. Commissioner Lorenz said they received applications from some very knowledgeable and qualified people and the members will be pleased with whoever the Council appoints.

Commissioner Lorenz said at the next meeting Council will have the second reading on the CVS annexation and Combined Preliminary and Final Development Plan. He said separate motions will be taken on those issues. Commissioner Little asked if there was any debate about the Commission's conditions at the first reading. Commissioner Lorenz said he supported the motion that was forwarded from Planning & Zoning. Commissioner Little said that motion was made regrettably. Commissioner Lorenz said he had a difference of opinion on that when he commented on the ordinance and he remained steadfast in the belief they should not put LED signs within the City. He said he thought this Commission handled the arrangement the best they could.

Ms. Ross said she found out late today that the applicant for CVS has asked that Council table both ordinances to the December 7th City Council meeting .

Commissioner Fusch asked if Commissioner Lorenz was able to express the Commission's concerns about these LED signs. Commissioner Lorenz said he felt he did. He said there are sections of the code that allow LED reader boards and how they may be approved. He said he cautioned City Council that even though they are in the code, they should be very careful because they are setting a bad precedent in the community. He said the P & Z members have all voiced concerns and the City has engaged a lot of time and money in an Architectural Advisor to assist in the development of the overall aesthetics of the community. Commissioner Lorenz said that includes signage. He said they will have to see how that argument continues.

ADJOURNMENT

The meeting was adjourned at 7:18 p.m.

DATE MINUTES APPROVED: February 9, 2011

 4-27-11
Donald Emerick Date
Chairman

 4/27/2011
Sue D. Ross Date
City Clerk

