



DEVELOPMENT DEPARTMENT REPORT
DECEMBER 2008

CODE ENFORCEMENT REPORT

Report attached.

ARBOR ADVISORY COMMITTEE

No meeting held.

HISTORIC DOWNTOWN ADVISORY COMMISSION

December 18, 2008 – Draft minutes attached

CERTIFICATE OF APPROPRIATENESS

Applicant: 185 Liberty Partnership

Location: 185 South Liberty Street

Zoning: DB, Downtown Business District

Request: Certificate of Appropriateness for the demolition of the existing house and attached garage.

- *Certificate of Appropriateness approved with conditions.*

PLANNING AND ZONING COMMISSION

No meeting held.

Second Public Hearing regarding the initiative petition ordinance will be held on January 28th.

BOARD OF ZONING APPEALS

No meeting held.

Address	Name	date of letter	Date to be in Comp	Primary Violation	Action Corrected?	Description	Follow-Up
665 Middlebury Lane	Mr. Gang Chen	5/13/2008	5/27/2008	1145.34(a)	in progress	fence-no permit-poor quality	met on site 6/3/2008-6/9/2008 Mr. chen will remove
720 Pilcher Ct	Christopher Loh	8/4/2008	9/4/2008	1145.33.1	yes	hazard tree	scheduling contractor to cut
79 N. Liberty Street	Vincent Poloma	8/12/2008	9/12/2008	1323.05(a),1145.08	yes	gutters,siding and junk	
69 Scioto St	Kenneth Pusecker	8/27/2008	9/26/2008	1323.05(a)	in progress	gutters,rotted wood, junk	owner working to sell
150 W. Case Ave.	Jack Murray	8/27/2008	9/26/2008	1323.05(a)	in progress	gutters, rotted wood, junk	9/9/2008 met at site-may demo
185 S. Liberty	185 Liberty Part.c/oB Ferris	10/27/2008	11/26/2008	prop. Maintenance	in progress	poor cond.-demo-posted	
50 W. Olentangy Street	Eric Ahlteen	11/19/2008	12/19/2008	1151	in progress	illegal signs	
26 Grace Drive	Sedeo	11/25/2008	12/19/2008	1151	yes	illegal signs	
90 Wallsend Court	John and Mary Hermiz	12/10/2008	none		in progress	sealing old well	
32 Olentangy Ridge Pl	Lesha Thorpe	12/15/2008	1/5/2009	1145	yes	parking trailer in residential district	

34 items handled by phone and personal visits



City of Powell, Ohio
Historic Downtown Advisory Commission
Tom Coffey, Chairman

Marge Bennett

Larry Coolidge

Richard Fusch

Deb Howell

MEETING MINUTES
DECEMBER 18, 2008

A regular meeting of the Powell Historic Downtown Advisory Commission was called to order by Chairman Tom Coffey on Thursday, December 18, 2008 at 6:30 p.m. Other Commissioners present included Marge Bennett and Larry Coolidge. Deb Howell and Richard Fusch were absent. David Betz, Director of Development was present.

HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

There was none.

APPROVAL OF MINUTES

Mr. Betz said the minutes from the last meeting are not available.

CERTIFICATE OF APPROPRIATENESS

Applicant: 185 Limited Partnership
Location: 185 South Liberty Street
Zoning: Downtown Business District
Request: Certificate of Appropriateness for demolition of the existing house and attached garage.

Mr. Betz said the applicant is not present. He asked Mr. Coolidge if he will serve as representative. Mr. Coolidge said he will, and he left the Commission table.

Mr. Betz presented the Staff Report (Exhibit A.) He said the property is part of the South Liberty Business Park which was originally planned and platted in the late 1990's. He said the fate of this structure was left unresolved by the applicant because they had not determined if they could find a buyer who could rehab the structures. He said because almost ten years have passed, Staff believes no one will take on the financial responsibility of restoring this to the standard of the new offices on the property to the north and south. Mr. Betz said currently the property is an eyesore and nuisance to the community as the owner has not maintained the building or grounds. He said the roof is falling in and there are other ongoing maintenance issues. He said Staff has attempted to enforce code to bring this property into compliance but nothing has been done to this point. Mr. Betz said Staff recommends approval of the application with two conditions: 1) protecting the trees onsite during the demolition process; and 2) proper grading, seeding and maintenance of the property.

Mr. Coolidge said the applicants are unavailable so he will act as their representative. He said one of the owners' sons was going to buy the property but the bank did not want to finance new construction at that time. He said the owner has requested bids for the demolition and they now have an agreement with a contractor who will start work if the demolition is approved. He said there have been several inquiries to rehab the building but the floor plan is not conducive to an office building.

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

Chairman Coffey asked if Mr. Meyers has seen this application. Mr. Betz said Mr. Meyers is on record that it is best to demolish the structure. Mr. Coolidge said the building has been remodeled and any historical value has most likely been removed. He said in the day this was the site where the Powell Police parked their cruisers. Ms. Bennett said evidently it should come down. Chairman Coffey said he believes this is an

eyesore. He asked if there is a good photo record of this building. Mr. Betz said they could not enter the building as it is unsafe.

MOTION: Ms. Bennett moved to approve the Certificate of Appropriateness for demolition of the existing house and attached garage at 185 South Liberty Street with the following conditions:

1. That the health of the existing oak and evergreen trees on the property shall not be affected by the demolition.
2. That the property shall be properly graded, seeded and maintained.

Chairman Coffey seconded the motion.

VOTE: Y 2 N 0 (Abstain: Coolidge)

OTHER COMMISSION BUSINESS

Mr. Betz thanked the members of the Commission for their attendance considering such short notice.

ADJOURNMENT

The meeting was adjourned at 6:40 p.m.

DATE MINUTES APPROVED:

Tom Coffey
Chairman

Date

DRAFT