



DEVELOPMENT DEPARTMENT REPORT
NOVEMBER 2010

CODE ENFORCEMENT REPORT

No report.

ARBOR ADVISORY COMMITTEE

No meeting held.

HISTORIC DOWNTOWN ADVISORY COMMISSION

November 29th – Draft Minutes Attached

CERTIFICATE OF APPROPRIATENESS

- Applicant: Village Academy Schools
Kevin Harrison, Harrison Planning Group, LLC
- Location: 216 South Liberty Street
- Zoning: DB, Downtown Business District
HD, Historic District Overlay
- Request: Approval of a Certificate of Appropriateness for a new Pre-school building and demolition of existing house.
- *Approved Certificate of Appropriateness.*

PLANNING AND ZONING COMMISSION

November 10th – Draft Minutes Attached

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.
- *Approved Certificate of Appropriateness.*

BOARD OF ZONING APPEALS

No meeting held.



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

Marge Bennett

Larry Coolidge

Richard Fusch

Deb Howell

Chris Meyers, AIA, Architectural Advisor

MEETING MINUTES
NOVEMBER 29, 2010

A regular meeting of the Powell Historic Downtown Advisory Commission was called to order by Chairman Tom Coffey at 6:15 p.m. on Monday, November 29, 2010. Other Commissioners present included Marge Bennett, Larry Coolidge, Richard Fusch and Deb Howell. David Betz, Director of Development; Eric Fischer, Development Planner; and Chris Meyers, Architectural Advisor were present.

HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

There was none.

APPROVAL OF MINUTES

MOTION: Ms. Bennett moved to approve the meeting minutes from September 16, 2010. Ms. Howell seconded the motion.

VOTE: Y = 5 N = 0

CERTIFICATE OF APPROPRIATENESS

Applicant: Village Academy Schools
Kevin Harrison, Harrison, Harrison Planning Group, LLC
Location: 216 S. Liberty Street
Zoning: DB, Downtown Business District; HD, Historic District Overlay
Request: Approval of a Certificate of Appropriateness for a new preschool building and demolition of the existing house.

Kevin Harrison, applicant, said the proposal is for a two-story preschool of under 9k sq. ft. He reviewed the drawings of the building. He said there is a front porch and main entry which leads into the main corridor of the building. He said three classrooms, administrative space and an art studio are on the first floor and the second floor houses five classrooms and administrative space. He said the students will be preschool and pre-kindergarten and the building will house up to 88 students at any one point in the day.

Mr. Harrison reviewed the site plan to indicate ingress and egress. He said there is an existing home on the site that is proposed for demolition. He said the entry drive is located in that area and the building sits far off of South Liberty. He said it was shifted to preserve some of the trees in that area. He said they are very close to the house to the south so they propose heavy plantings and the addition of a 6' fence. He said a fence was also added to prevent cut-through traffic from students. He said they also added fencing and landscaping along the property to the north. Mr. Harrison said all students will arrive by car and no buses will be on this part of the property. He indicated the location of the parking areas for parents and staff.

Mr. Harrison described the materials as similar to those on the existing arts conservatory. He said they propose the use of both vertical board and batten and horizontal white cement-fiber siding, asphalt shingle roof on the two-story portion and anodized aluminum standing-seam roof on the area that houses the dining area and multi-purpose space.

Mr. Harrison reviewed the location of the front and back porch areas and the enclosed playground area. He said permanent play structures will be added within an ornamental fence. He said students will not play outside of that area. Mr. Harrison said they aligned the dumpster enclosure in a manner that none of the neighbors will see into it. He said they did not design the enclosure with a door but instead extended one side and added landscaping. He said they went through exhaustive conversations with the neighbors

to the east about landscape screening and a revised landscape plan is part of the packet. He said they added almost twice as much landscaping in that area to create a natural wall of screening.

Mr. Harrison said they proposed to use the stone from the house to be demolished but found it was more cost-effective to bring in new stone and use the old stone for other projects in Powell. Mr. Harrison said the front signage has not yet been designed and they may incorporate some of the stone in that design. He said they received a variance from Planning and Zoning in regard to perimeter landscaping so they could highlight the perimeter stone and use the landscaping on other portions of the site. He indicated the location of cupolas on the building. He reviewed the location of future sidewalks that can be extended to the walkway system on Liberty Street and the area for proposed signage. He said they propose an open walkway that will extend from the covered walkway on campus.

Mr. Harrison indicated the area for stormwater detention and the addition of landscaping in that area. He said they were able to place the electrical transformer in an area where it is fairly hidden. He said one air handling unit is located in the attic and the rest are in a flat roof area and will not be seen from any of the elevations.

Chairman Coffey asked for clarification regarding the fencing around the proposed area. Mr. Harrison indicated the location of the wrought iron ornamental fencing around the play area and the fencing to the south near the entry drive. He said some of the fence is 6' cedar wood privacy fence with landscaping in front (Exhibit A).

David Betz, Director of Development, presented the Staff Report. He said Staff and the Architectural Advisor have worked hard with the applicant regarding this proposal. He said the alignment on the west elevation is important as it is seen from the street. He said Staff thinks this is a good building that fits in nicely with the Arts Conservatory. He reviewed the site plan. He said this moves the school from Village Park Drive to this location, keeping these jobs in Powell. Mr. Betz said Staff is very happy with how this plan has turned out.

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

Chris Meyers, Architectural Advisor, said he tried to research the building proposed for demolition but he was not able to find anything. Mr. Coolidge said it was built in 1916 and he helped put the stone on the house in 1975. He said the design of this house is probably one of the reasons they now have historic review. He said there is a very plain four-square house underneath the renovations. He said he considers it very architecturally unpleasing. Mr. Meyers said there agrees there is no architectural significance and it may be quite to the contrary. He said there may be historical significance but he has not been able to find any. He said there may be potential to use some of the materials from the building but removal of stone veneer can be very costly. He said he has met 6 to 7 times with Mr. Harrison regarding this proposal and there have also been meetings with the neighbors outside of the Planning & Zoning review. Mr. Meyers said there seems to be support from the adjacent property owners. He said during the development of the design they discussed that this is not a one façade building as all four sides will be a part of the campus. He said the Arts Conservatory building is very attractive and this building ties well into that building, making it easy to imagine a look for the campus in the future.

Mr. Meyers said this is a large structure but it is being detailed in a way that allows it to be of appropriate scale. He said the material palette is appropriate and the details are consistent with the historic district guidelines. He said in preliminary discussions they noted that a lot of effort was put into the placement of the utilities and building systems. He said recently they have discussed lighting and illumination from the windows and cupola. He said final decision regarding fixtures has not taken place but attention has been paid to the lighting design. He said he is excited to see entry signage, driveway detail and articulation of fencing.

Mr. Coolidge said he will abstain because he knows Mr. Harrison and the Driesen family and has a business relationship with the school. He said he would not want anyone to think there was a conflict of interest if they donate the stone for pillars at the cemetery in Powell.

Ms. Howell said she attended several of the Planning & Zoning Commission meetings for this proposal and she does not have a problem with it. She said she does not like the parking lot next door to her but she cannot do anything about that.

Ms. Bennett said she likes the proposal, especially the fact that it fits in the area and the long commercial buildings south of the Four Corners. She said she has trouble realizing how big a building would be that would hold 88 students; it does not look that big so it must be well-designed. Ms. Bennett said she reviewed this and really likes the design. She asked about the type of heat for the facility. Mr. Harrison said it is an all electric building. He said this building will actually serve 130 students on a split schedule but at any one time there will not be more than 80-90 students. He said they can only have 11 students per classroom per the State requirements.

Mr. Fusch said he is on record as enthusiastically supporting this project and its design, as are the other members of the Planning and Zoning Commission. Chairman Coffey asked if the Commission had any concerns. Mr. Fusch said they looked at the building design and the way it fit into the site, as well as the landscaping plan. He said their greatest concern was the impact on the surrounding neighbors but the school and architect thoroughly addressed that concern.

Chairman Coffey said it appears a lot of work and planning went into this proposal. He said it shows the school was receptive to the concerns of the neighbors. He said this was well thought out and this is an offspring of the highly regarded Arts Conservatory. He said the north elevation has the same look to it and it easily identifies this as a school. He said the design is unique but still fits into the guidelines and the historic architecture of the City.

Ms. Howell asked when they will schedule the demolition of the house. Mr. Harrison said the Fire Department has asked to use it for training so they have not determined a demolition date. He said they hope to get the foundations and slab in for the new building before the first freeze. He said they will remove the building later if they have to. Ms. Howell asked that they advise her prior to demolition. Mr. Harrison said they will.

Chairman Coffey asked about the lighting in the cupolas. Mr. Harrison said the main cupola will be lit all of the time and the two smaller ones will be on when it is needed. He said the school is very energy efficient. Chairman Coffey said he likes how the building is located on the site as well and they way they plan to buffer for the neighbors. He said he likes the dumpster enclosure design as well.

MOTION: Mr. Fusch moved to approve the Certificate of Appropriateness for the Village Academy preschool building and the demolition of the existing house at 216 S. Liberty Street. Ms. Bennett seconded the motion.

VOTE: Y = 3 N = 0 Abstain – Coolidge, Howell

OTHER BUSINESS

There was none.

ADJOURNMENT

The meeting was adjourned at 6:42 p.m.

DATE MINUTES APPROVED:

Tom Coffey
Chairman

Date



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:

Donald Emerick
Chairman

Date

Sue D. Ross
City Clerk

Date