

**WESTERVILLE PLANNING COMMISSION  
CITY COUNCIL CHAMBERS, 21 S. STATE STREET  
WEDNESDAY, JUNE 22, 2016  
MINUTES**

Chairman Paul Johnson opened the June 22, 2016 work session at 6:00 p.m. in City Council Chambers at 21 S. State Street. Other members present were Member Michael Heyeck, Kathleen Cunningham, Rob Rishel, Dave Samuelson, and Brian Szuch. David Berger arrived at the end of the work session and remained present for the duration of the regular meeting. Staff members present included Kim Sharp, Bassem Bitar, Jeff Buehler, Tom Lodge, and Jayme Maxwell, as well as Kyle Stroh and Tom Schmitt, from the City's Law Department.

**WORK SESSION**

**PC 2016-26: CONCEPTUAL PLAN REVIEW FOR A 110-UNIT SENIOR LIVING FACILITY AT THE SOUTHWEST CORNER OF POLARIS PARKWAY AND STATE STREET; APPLICANT: KAUFMAN JACOBS.**

Mr. Bitar gave the staff presentation closely following the written staff report.

Linda Menerey and Craig Bohning with EMH&T, as well as Jay Patel and Lee Winter, from Kaufman Jacobs, were present.

Mr. Patel gave information on Kaufman Jacobs, explaining:

- They are a Chicago-based real estate firm;
- One of their platforms is senior housing;
- They have been looking in Westerville and noticed a great demand;
- They use established groups that have a national presence and have a quality product;
- The firm and operators are long term owner-operators;
- They only invest for the Kaufman family and friends.

Ms. Menerey added the following details:

- 100-110 beds;
- 65 parking spaces;
- Circulation around building happens around 3 sides (not State Street);
- Detention has been worked in response to comments received from Staff;
- They want feedback from the Commission.

Mr. Szuch:

- Asked if there was a plan for the southern portion of the property as it is undeveloped.
  - Mr. Winter said they wanted to get more of a street presence and in order to get that and get circulation in the property, that caused that orphan piece.
- With these contemporary looking buildings, the more we can accentuate the changes in height, the better;
- If the concept is flat-roofed, maybe embellish the parapet;
- Asked what is being done about HVAC;
  - Mr. Winter answered that they will be screened as in our narrative.
- Preference would be something that looks like part of the building;
- Asked about memory care.
  - Mr. Winter:
    - When the disease progresses, residents will have to go to another facility.
- Asked about parking.
  - Mr. Winter:

- Parking is really for employees more than anything else;
- On weekends and special days, there are a lot of guests but typically it is relatively benign.
- Asked about dumpster location.
  - Mr. Winter said we tend to go toward metal gates that would pick up on a masonry part of the building and continue that around and screen all of those facilities.
- Encouraged applicant to make sure fire department access gets cleaned up.
  - Mr. Winter committed to working on that.

Ms. Cunningham:

- Her biggest concern is access;
- Sounds like negotiations were not closed with owners on Ruckmoor.
  - Mr. Winter said their approaches were rebuffed many times over.
  - Mr. Patel explained that it is two parcels owned by a single owner.

Mr. Samuelson:

Gateways:

- Urged continued work on the northeast corner as that is one of our gateways;
- Design the site for any potential gateway treatments.
  - Mr. Winter said they are happy to include that; there is room and they want something there.

Traffic:

- 70% of traffic will be going to the north;
- Come up with plan of action to tell visitors how they can leave the site;
- Otherwise there will be a lot of unsafe turns.
  - Mr. Bohning said having a  $\frac{3}{4}$  access is the right thing to do here and they can provide some signage or maps.

Mr. Rishel:

- Appreciate Development Review Committee comments;
- He has the same concern on access;
- Appreciate trying to work with property owners;
- It is important to design and show link up to park and rights-of-way.

Council Member Heyeck:

- He is not a fan of modified access;
- If motorists are able to make a left turn, they will;
- Post a sign but concrete gets problematic;
- Asked if residents are mobile enough for a coffee shop or something on that orphaned piece of land;
- They will likely not be crossing Polaris Parkway.
  - Mr. Patel said residents are mobile but they envision a bistro inside the property.
- The grassy vacant land may be an opportunity for something like that and provide more street presence.
  - Mr. Patel said something like that would likely be inside building.
- He is more interested in tree preservation than cutting down and replacing;
- He would like to preserve as much as possible of the tree-line at the north end and corner.

Chairman Johnson:

- Agreed with Commissioners;
- This is a good use for the site;
- Low volume use for this property;

- Work and make sure traffic is optimized.

Mr. Patel added that there will be a shuttle bus that seats about 16 people to transport residents around.

## REGULAR MEETING

*Chairman Johnson opened the Regular Meeting of the Planning Commission at 6:30 p.m. and led the Pledge of Allegiance.*

### **APPROVAL OF THE MAY 25, 2016 MINUTES**

Mr. Berger moved to adopt the May 25, 2016 minutes as presented; Mr. Samuelson seconded the motion.

Yeas: Mr. Berger, Mr. Samuelson, Council Member Heyeck, Mr. Szuch, Mr. Rishel, Ms. Cunningham, Chairman Johnson

Nays: None

Passed: 7-0

*Chairman Johnson explained the procedures to be used in tonight's meeting.*

*Mr. Stroh swore in Staff and all those wishing to speak before the Commission.*

### **PUBLIC HEARINGS**

#### **PC 2016-09: DEVELOPMENT PLAN MODIFICATION FOR SIGNAGE IN THE PD, PLANNED DEVELOPMENT DISTRICT; LOCATION: SOUTH SIDE OF POLARIS PARKWAY, BETWEEN OLDE AND NEW WORTHINGTON ROADS; APPLICANT: FRANZ GEIGER (N.P. LIMITED).**

Mr. Buehler gave the staff presentation closely following the written staff report detailing the application and providing Staff's recommendation for approval with conditions. He outlined specifically the four additional proposed changes. Mr. Buehler also reminded the Commission of the suggestion to only allow signage where there is a storefront.

Franz Geiger, owner and applicant, and Mark Ford, Ford & Associates, were present.

Mr. Geiger added:

- They will incorporate progress into zoning text;
- One of the critical issues showing how monument signage relates to building architecture;
- He is advocating for the monument sign;
- Differences are limited color (white only) and limited size; there will be no variation of size or color;
- They have agreed to not allow monument signs for outlots;
- There is not a lot of signage on this site;
- Encouraged the Commission to consider and approve the monument sign;
- It does have directional purpose;
- Regarding the signage being tied to storefront, Building G will have 3 tenants;
- There is a maximum for signage on rear of building of 39";
- The maximum here on Worthington Road is 30";
- They will have individual channel letters; all dimensional letters and limited text;

- That building could be 5 or 6 tenants;
- The middle use is a cycle bar/spin bike place and they do not want glass on the front and back of the building;
- This is not the front of the building, the front is where the people will go in and out of the building;
- This will look nice;
- This is not urban, it is suburban with good design;
- This architecture is nice and signage is restricted;
- He is fine with doing spandrel glass (tinted glass that is opaque);
- There will be a door there;
- Barry's Bagel will have and we want storefront there;
- He could very easily have that be brick rather than a storefront;
- Downtown buildings have signage all over them;
- City Barbecue on State Street has signage without storefront and it looks nice from the road;
- As long as signage relates to the building and adds to the rhythm, the signage becomes less of an issue;
- We agreed to pulling buildings forward to add curb appeal;
- This is not typical suburban; these are very different from the buildings on Polaris Parkway.

Mr. Ford added:

- We self-imposed restriction on size and height;
- What makes sense for site;
- Back of building has larger allowable signage than street frontage;
- Applied building C standards here;
- Trying to be smart and respectful of built environment.

Mr. Geiger noted:

- He is not happy with condition of site currently;
- Landscaping has been a challenge, partially because of phasing.

Chairman Johnson opened the public hearing and seeing no public wishing to comment, closed the public hearing and invited discussion between the Commission, Staff and applicants.

Mr. Szuch:

Storefronts and signage:

- The intent was an entrance point not storefront;
- Functionality is way-finding as well;
- We would have an unhappy customer and citizen if they approach and cannot get into building at this location;
- If there is a patio out there and people can go in and out using that patio, we would allow signage;
- Still in favor of having signage tied to an entry point;

Ground sign:

- They must make sense with wayfinding;
- They have to be meaningful;
- If it's just advertisement, that is not a service to customers;
- Asked what the guidelines being used for placement on that sign are.

Mr. Geiger:

- It is for wayfinding;
- They do not have criteria;
- Size criteria does not work because reading a large tenant's sign is already reasonable;

- If you're willing to grant the signage, he, as an owner, should be able to make that decision;
- He will handle the hassle of doling out who gets it and why.
- He doesn't see a compelling reason why they are there.

Mr. Samuelson:

Ground sign:

- Glad the applicant spent time improving the appearance of the sign;
- It is advertising;
- The last thing we want to do is drive right by because there is no clear idea of what is there;

Buildings with storefront issue:

- suburban vs. urban: on one side is the suburban;
- Every place where parking is in front of the building, there is a sign in front of building;
- Pushing buildings forward, makes it urban;
- Signage on street side makes sense because meeting the intent;
- Not supporting staff conditions.

Mr. Berger:

Ground signs:

- No limitation of tenants on ground sign internal;
- Monument sign says specifically 4 but there is nothing in the text that says 4.
  - Mr. Geiger said our intent is to limit it to 4.
  - Mr. Buehler said code limits that because of size limitations.
- That may help if there is no storefront;
- Less sympathetic to getting street-side signage with no storefront;
- Maybe ground sign instead.

Mr. Rishel:

- Asked how signage will look on the building.
  - Mr. Geiger said:
    - They would be able to have tenant name and logo subordinate to rest of signage;
    - He is not prohibiting logos on that side;
    - They have height restrictions (30'')
- Asked if the center at Polaris and Route 3 has signage on both sides.
  - Mr. Buehler answered in the affirmative.
- Likes it for wayfinding;
- If tenant has sign on building, they don't need it on the monument.
- If no wall sign, not sure that wall looks as nice;
- Okay with allowing both but with the idea that they do not need the monument and wall sign.

Ms. Cunningham:

Monument sign:

- Totally agree you need discretion to decide who goes on there as an operator;
- Adhere to some kind of wayfinding benefit;
- Asked if a property on the west side would be on east monument sign.
  - Mr. Geiger said he wants the sign to be for wayfinding.
- West side properties should not be on east sign monument sign.
  - Mr. Buehler said staff preference would be to not regulate that.

Street sign:

- She tends to favor signage on street side whether there is an entrance or not;
- Ultimately you could have something that would look like a big box with no signage at all on that side.

Council Member Heyeck:

- We cannot regulate what is on a sign;
- Have made mistakes in the past: Westerview Plaza is an example
- Like the ideas of tenant panels being simple;
- Like this development;
- From big sign on Polaris Parkway, you are envisioning the piazza from BW3 and whatever will happen on the other side;
- Put tenant signs on outside; would like to encourage patio development;
- Cannot stipulate everything
- LED lights on patio like at Winking Lizard, give activity that drives you into the place;
- Would like to see some kind of activity that drives you into the place;
- Would rather err on the side of successful business operations;
- Not stipulating what is on the panels but sticking with square footage, design and 30” limitation.

Chairman Johnson:

Ground sign:

- Call it wayfinding;
- Limit it to four;
- Don't have a problem with them.

Building Signs:

- If done properly, signs on west side for consistency are okay;
- Would want to encourage street side have public access.

Heyeck moved to approve PC 2016-09 with the following condition:

1. That development standards text shall be modified to incorporate the modified sign criteria and to specify applicability to the rest of the Zumstein development.

Mr. Rishel seconded the motion.

Yeas: Council Member Heyeck, Mr. Szuch, Mr. Samuelson, Mr. Rishel, Ms. Cunningham, Chairman Johnson

Nays: Mr. Berger

Passed: 6-1

**PC 2016-21: REQUEST FOR FINAL DEVELOPMENT PLAN APPROVAL FOR PHASE 2 OF THE RAVINES AT WESTAR MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN THE PD, PLANNED DEVELOPMENT DISTRICT; LOCATION: EAST SIDE OF WORTHINGTON ROAD AND NORTHEAST CORNER OF OLDE WORTHINGTON AND WORTHINGTON ROADS; APPLICANT: FRANZ GEIGER (THE RAVINES AT WESTAR, LLC).**

Mr. Bitar gave the staff presentation closely following the written staff report detailing the application and providing Staff's recommendation for approval with conditions. Mr. Bitar added that the City's Water Utility Manager was interested in the applicant's proposal to use an infiltration basin as part of the storm water management plan (since the site is partially located within the Source Water Protection Special Overlay District). The details will need to be finalized to the satisfaction of the City Engineer. Mr. Bitar also suggested that brick be

used on the entire west elevation of the 6-car garage structure along the Olde Worthington Road frontage. This would make it consistent with the L-shaped garage/tower structure to its south.

Franz Geiger, applicant, and David Storck, Advanced Civil Design, were present.

Mr. Geiger:

- He is proud of this project;
- It has been well received from the public;
- He has also noted the pedestrian and vehicle traffic present already;
- He is willing to work with Parks & Recreation when they know what they will be doing;
- He is willing to consider providing a connection from Phase 1 to the commercial area to the north, but ADA makes these ideas difficult;
- He does think there are a lot of sidewalks that lead to the bike path and that residents will use those.

Chairman Johnson opened the public hearing and seeing no public wishing to comment, closed the public hearing and invited discussion between the Commission, Staff and applicants.

Mr. Samuelson:

- Asked if there are any issues with the basins and what Staff has conditioned about stormwater.  
Mr. Storck stated:
  - There is no issue and they do treat water from first phase;
  - Southeast corner is more of an infiltration basin;
  - It will be a dry basin but will draw down and exit through sand base into underground system.

Mr. Rishel:

- Asked about the emergency vehicle condition.
  - Mr. Geiger said they did another AutoTurn study and had one area that still needs addressed so they will get that to work.
- Asked about pedestrian connection.
  - Mr. Bitar said we are 99.9% there, just making sure buildings on north and south ends (east of Worthington Road) have proper linkages.

Mr. Szuch:

- Asked if everything on the west building is brick.
  - Mr. Geiger answered in the affirmative.
- Confirmed there are no fire issues with the smaller, shorter towers that face one another.

Council Member Heyeck:

- He is very pleased with the development that has occurred to date (multi-family, streetscape and Fresh Thyme);
- Finds it somewhat odd that we won't do things because of ADA standards;
- He likes the approach to building 11;
- He asked about adding brick on some garage elements
  - Mr. Bitar and Mr. Geiger confirmed it can be worked out.

Council Member Heyeck moved to approve PC 2016-21 with the following conditions:

1. That pedestrian connections within the site and to adjacent amenities be finalized in coordination with City Staff.

2. That the west elevation of the 6-car garage structure along the Olde Worthington Road frontage be all brick.
3. That storm water management details be finalized to the satisfaction of the City Engineer.
4. That emergency vehicle access be finalized to the satisfaction of the Fire Chief.
5. In the event of any questions, dispute or disagreement between the applicant and Staff regarding the terms of fulfillment of any of the conditions, either party may request resolution of the matter by the Planning Commission.

Mr. Berger seconded the motion.

Yeas: Council Member Heyeck, Mr. Szuch, Mr. Samuelson, Mr. Rishel, Mr. Berger, Ms. Cunningham, Chairman Johnson

Nays: None

Passed: 7-0

**PC 2016-20: REQUEST FOR REZONING FROM RR, RURAL RESIDENTIAL TO PND, PLANNED NEIGHBORHOOD DISTRICT, AND A PRELIMINARY DEVELOPMENT PLAN AND TEXT FOR A RETIREMENT COMMUNITY; LOCATION: 131 MOSS ROAD; APPLICANT: JOHN McKAY (JMAC ARCHITECTS, LLC).**

Mr. Berger moved to table PC 2016-20; Mr. Szuch seconded the motion.

Yeas: Council Member Heyeck, Mr. Szuch, Mr. Samuelson, Mr. Rishel, Mr. Berger, Ms. Cunningham, Chairman Johnson

Nays: None

Passed: 7-0

**PC 2016-25: REZONING, CONDITIONAL USE AND SITE PLAN FOR A 4,673 SQFT CAR WASH ON .88 ACRES IN THE OI, OFFICE INSTITUTIONAL DISTRICT WITH SOUTH STATE STREET OVERLAY; LOCATED AT 2 HUBER VILLAGE BOULEVARD; APPLICANT: JOHN ROUSH (MOO MOO EXPRESS CAR WASH).**

Mr. Berger moved to table PC 2016-25; Mr. Szuch seconded the motion.

Yeas: Council Member Heyeck, Mr. Szuch, Mr. Samuelson, Mr. Rishel, Mr. Berger, Ms. Cunningham, Chairman Johnson

Nays: None

Passed: 7-0

**SUBDIVISION REVIEW:** *None*

**MISCELLANEOUS**

**DISCUSSION OF AMENDMENTS TO CHAPTERS 1145 (PLANNED COMMUNITY COMMERCIAL), 1147 (UPTOWN DISTRICT), AND 1162 (PLANNED DEVELOPMENT DISTRICT) OF THE CITY OF WESTERVILLE PLANNING & ZONING CODE.**



Mr. Lodge gave the staff presentation which closely followed the written staff report. He reviewed Density Bonus locations, criteria, and development standards.

Mr. Berger:

Criteria:

- He can buy into all except the 30% (#4);
- Quality design would be driving factor;
- He is hesitant to be locked into a rigid percentage.

Chairman Johnson:

Criteria #4:

- Asked if green roof would count.
  - Mr. Lodge answered in the affirmative and explained that it could be incorporated into overall open space.

Mr. Stroh brought up the concept of undoing the green roof in the future.

Council Member Heyeck:

- Anybody could get a density bonus with the proposal;
- Retail and Multi-family is a loss leader; the integration of those things is what we're trying to achieve;
- Does not like the words "mixed-use" as it connotes "multi-family";
- Idea of being next to transit stops will go away with driverless cars;
- Integration is important;
- Flexibility is important;
- Like to not advocate that ¼ mile or a specific percentage;
- Suggested using predominance, majority, etc.;
- Asked if the "or" in Uptown criteria promotes demolition; it is for in-fill not demolition;
- Does not want to add an elephant to the rear of a building because it has a historic façade;
- #3 may be going to more of an impact fee rather than payment in lieu of because "payment in lieu" gives the idea that you are entitled to a certain number of spaces;
- Prefers the text in South State Street overlay that relates to scale and suggested bringing that text forward to make it applicable to all of these density bonuses.

Mr. Rishel:

- Sees the intent;
- More affordable housing was beginning intent of "mixed-use" in 1980s California;
- Interesting concept;
- Like to see if it has worked in other locations;
- Against fees in lieu.

Mrs. Sharp:

- We don't know if this is going to work;
- Market is saying we'd like to build more;
- These are the strategic locations with darkest purple in the comp plan;
- Being close to transit and bike paths is critical because the only way people will choose to not get in their car is by making other options easy.

Mr. Schmitt:

- By setting designating area, this is showing where it is allowed.

Mrs. Sharp:

- We are trying to give you a tool you can use between now and the zoning code rewrite adoption.

Council Member Heyeck:

- Would like to encourage residential developer to partner with another developer to get more mixed use;
- Density bonuses have to include integration;
- No bonus until some integration is achieved.

Mr. Szuch:

- Asked if the first criteria measurable; he could argue for or against this on any point.
- Replace #2 “Pedestrian friendly with prominent access from the street, parking facility, transit, trails to the entrance(s), as well as bicycle access to sidewalk system, neighborhood facilities, parks, play areas and scenic areas – OR - #4 criteria.

Ms. Cunningham:

- Asked if #1 is still necessary specific places are going to be noted.

Council Member Heyeck:

- He would go with integration;
- Making retail viable because of residential and office viable because of employees nearby; rather than a market study; chew on integration
- Start from Hudson Ohio example

Mrs. Sharp

- Attempted to define locations with the Commission.

Mr. Rishel:

- Identify these areas as maybe if you meet these criteria.

Council Member Heyeck:

- What, where, criteria makes it easy for Council to know where.

Mrs. Sharp asked where that could be imagined. Council Member Heyeck answered South State Street, Red Roof Inn and the Autistic School.

Mr. Szuch asked for language on height/setback. Mr. Bitar said there is some language on that.

Mr. Berger:

- Can see that closer to Uptown.
- A lot of other things would have to change to give that pedestrian traffic as shown.

Council Member Heyeck stated that if these things are plopped in an existing area, concentric rings of mixed use areas must be imagined.

Mr. Szuch said to simplify it.

**OTHER MISCELLANEOUS**

**Central College Plan:**

Mr. Bitar shared that Mrs. Sharp made a presentation to City Council regarding the Comp Plan and a public hearing was held. He spoke of the blank page intended for the Central College Plan. He showed a plan designed by Meleca and outlined it as follows:

- It is intended to be conceptual;
- He has spoken with the church and explained that nothing would happen without them being on board;
- We have tried to make it pedestrian friendly;
- We have explored ways to connect with Columbus Colony but still address church's concerns about traffic cutting through;
- Area north of Central College Road is included in this;

In response to the question of whether or not this could be placed as page 97, the Commission gave a thumbs-up. Council Member Heyeck added that the hurdle will be getting consent to reduce the speed limit in that area.

**Application Deadline:**

Mr. Bitar informed the Commission that Staff is considering the idea of pulling the deadline for Planning Commission applications up an additional couple of weeks. He added that simple applications provide a challenge.

Council Member Heyeck asked about Staff's discretion. Mr. Bitar said it is reasonable that with applications where only Planning Staff will be involved, there may be some discretion.

Mr. Rishel said that's what the City of Columbus does. Mr. Bitar said we'll look at our rules and make some changes.


Chairman Johnson said those could go first on the agenda as well. Mr. Buehler said Staff has always struggled with first come, first serve. Mr. Bitar said we will look at that and come back with some suggestions.

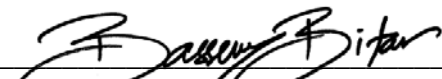
Mr. Bitar distributed and reviewed the tentative July agenda.

Council Member Heyeck raised concern about the conceptual plan review on July agenda. His biggest regret is HealthSouth. Mr. Bitar stated that the frontage on roads will be something else.

Chairman Johnson asked about Northstar. Mr. Bitar said they are having storm sewer issues; plan to open this fall.

When there was nothing further to discuss, Chairman Johnson adjourned the meeting at approximately 8:55 p.m.

  
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Paul Johnson, Chairman

  
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Bassem Bitar, Secretary