



AGENDA
POWELL DEVELOPMENT COMMITTEE
47 HALL STREET, POWELL, OH 43065
COUNCIL CHAMBERS
TUESDAY, JUNE 2, 2026
6:30 PM

1. CALL TO ORDER/ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

- a. Approval of the minutes from the Development Committee meeting held on May 6, 2026.

[development-committee_minutes_summary 05.06.2026.pdf](#)

4. TODAY'S BUSINESS

- a. Information on E-Bikes and Safety, presented by Sergeant Jon Weirich, Powell Police Department

<https://www.cityofpowell.us/About-Us/Police-Department/Micro-Mobility-Devices>
[All About Electric Bikes \(Real Estate Flyer\) \(1\).pdf](#)
[Powell PD Special Vehicle Trifold Brochure.pdf](#)
[E-Bike Incidents.pdf](#)
[Johnsons Real Ice Cream Coupon \(FINAL\) 2026.png](#)

5. OTHER BUSINESS

6. ADJOURNMENT



**DEVELOPMENT COMMITTEE
MEETING MINUTES
MAY 6, 2026**

1. CALL TO ORDER/ROLL CALL

Chairman Tyler Herrmann called the Development Committee meeting for May 5, 2026, to order at 6:30 p.m. Committee members present included Shaun Simpson, Citizen Representative; Ross Irvine, Citizen Representative; Carlos Crawford, Council Representative; Kurt Ramsey, Council Representative; and Chairman Tyler Herrmann, Council Representative. Staff present included Elaine McCloskey, City Clerk; Logan Stang, Planning Director; Samantha Borchers, Finance Director; and Andrew D. White, City Manager.

2. APPROVAL OF MINUTES

a. Approval of the minutes from the Development Committee meeting held on April 7, 2026.

MOTION: Shaun Simpson moved to approve the minutes from the Development Committee meeting held on April 7, 2026 . Kurt Ramsey seconded. Motion passed.

VOTE: Y-5 N-0 AB-0

3. TODAY'S BUSINESS

a. Zoning Code Review Process

City Manager Andrew White opened the discussion clarifying that this is one of several planning initiatives that are ongoing within the City and there has been a lot of discussion over the last 30 years regarding the zoning code and this is the furthest advancement that they have come to making a substantial change to the code. This process will advance to Council at a future date. The aim is to modernize the process to streamline things for consideration.

Planning Director Logan Stang reviewed that they have been working on the zoning code updates since January 2024 and that staff is reviewing the draft changes and plans to start the adoption process with City Council in the next month or so. This process will have public hearings as part of it and will go into all of the details of the code itself. Planning Director Logan Stang highlighted the review process as this will be a big item as to how it relates to the public review aspect of it and how it relates to some of the challenges that have been faced with previous developments. He clarified that when talking about the review process,

he is talking about the required stapes that a project has to get before it would be able to file for building permits, which is the actual construction of whatever that project might be. He said that the current process has a lot of steps that are not very clear and overlap with one another, which has posed a lot of challenges for some of the development projects that have come through before. It has made it a very long process that the developer is in and there is a lot of confusion as to what point the public can share certain comments and feedback. Staff want in the rewrite process to be able to refine and be intentional about the types of applications that are required. A lot of the recommendations were further reinforced by the zoning code consultant that did an assessment of the current code and may of their recommendations were to streamline the process, making sure that boards, commissions, approval authorities would have clear understanding of where their authority starts and where it stops.

Planning Director Logan Stang highlighted a comparison of what the traditional process looks like currently versus the future direction within the rewrite. Currently there are three key approval steps which include the sketch plan, preliminary development plan and the final development plan review. These all have a number of different public hearings as part of them, and he reiterated that there is a lot of overlap into some of those. He discussed that there are opportunities to combine these steps, shorten the process if a development is more straightforward, if there is additional time constraints, and consolidating it so that there are not as many public hearings. On average, there can be four to five public hearings, each one of those could take about two months to get through from when filing the application, going through the public notices, going to the meeting and getting a determination. This does not include any additional time in between those approval steps that an applicant may have to address outstanding items, may have to address feedback that they heard form the Commission, City Council and public. This can add additional time from when the process starts to when construction can begin. He said the direction that they are going with is to reorient and reorganize what some of those steps are and what is the purpose behind that approval versus the ones that they have today.

The proposed development process will still have a sketch plan review and preliminary development plan and final development plan review, but they may not treat them the same way as they go forward. They are looking at changing the sketch plan review process to become optional for feedback only. Currently it is required under specific conditions in the code. The purpose of the sketch plan review is an applicant is looking to get feedback on a proposal before they start putting the investment behind all of the construction drawings and the details that they need to ensure that they are meeting code. The sketch plan is an opportunity to get feedback on some of the challenges the applicant may have and may need to address. They can take that feedback and incorporate it into their proposal.

Another big change is between the preliminary and final development plan review and council's review in the process. Currently Council is the last reviewing body at the end of the entire process. A final development plan will go to Council for two hearings and upon approval the applicant can file for building permits. Staff are looking at bringing that into the

preliminary plan review, as it will allow City Council to weigh in earlier in the process to identify and ensure that a project is really aligned with the goals of the community. He said it giving Council the opportunity to weigh in earlier in the process is more beneficial versus the final development plan review, which is where they are looking at like 90% construction drawings and it is harder for an applicant to be able to adjust. Planning and Zoning Commission will be one of the primary groups that administers the code, taking on that responsibility of saying Council supports this project and it aligns with the community goals and comprehensive plans. He said the final development plan turns into that final checklist to show that they have identified everything and have worked through the details. This shift can possibly reduce the number of meetings from 4-5 meetings to 1-4 public hearings. It also makes sure that each step in the process is very intentional as to what the objective is and what the Commission or City Council is really signing off when they get to that step. He presented an example of Liberty Reserve existing process and what it would look like with he proposed process. In the existing process they had seven public hearings that they had to attend from the sketch plan review to the final development plan. With the rewrite, it would be reduced to four or five meetings. He also presented the project at 80 East Olentangy, which was an addition to an existing historic structure and had six public hearings. This was also partially due to the overlay between some of the commissions with HDAC and Planning and Zoning Commission. He reminded the Committee that HDAC was reviewed in 2025, and the Planning and Zoning Commission serves as the primary development review for all applications. With this project they could do one to two public hearings with the proposed process. The Ivey Brook development process took five public hearings to get through. With the proposed plan it would reduce it to around three to four meetings and shaving down at least one of those meetings is benefit to all parties involved. He reiterated that they are looking to refine the process and streamline it where they can.

Councilmember Kurt Ramsey asked about the changes to the preliminary design reviews and asked if Council can disapprove at that moment and ask the applicant to go back to the drawing board. It was discussed that they could and it is not rubber stamping. Planning Director Logan Stang responded that each of the steps, whether it is City Council or the Planning and Zoning Commission, has to have actions that taken. They can approve of it as it has been presented, approve it with conditions for the applicant to address before they file for permits, or they can disapprove it. If it is disapproved, then the applicant would basically have to start the process from the beginning. He also explained that there will be protections that if the applicant makes changes to a certain degree, then they will have to go back for a public hearing. This would happen if it is something that staff can't approve of or that they can't sign off on saying that this is in keeping with what was approved before. He also said that staff work very closely and start to finish with the applicants through the process. Staff also encourage a pre-application meeting where the applicant meets with staff before they file anything so they can start to identify any of potential conflict points or concerns upfront. Throughout the process, staff keeps them updated if they are hearing concerns.

Shaun Simpson questioned if the changes may lead to more in-depth sketch plans or less in-depth sketch plans. He asked if the City is incentivizing them to come with more

information. Planning Director Logan Stang replied that it is about the same because the sketch plan is basically a concept plan and they would like it to be at a certain level, and that staff is going to encourage them to check off everything that they may want feedback on. Shaun Simpson asked how the changes will impact community notification. Planning Director Logan Stang replied that two weeks before every public hearing at the Planning and Zoning Commission the agenda is published to notify that these are the cases that are going to be reviewed at the upcoming meeting. The Friday prior to a Planning and Zoning and City Council meeting is typically when the full agenda is published with staff report and other details. He also discussed that there is a ten-day marker where the applicant/property owner has to put a sign on their property saying that there will be a public hearing. Shaun Simpson also asked if the items that are more routine/rubber stamping be included in the changes. Planning Director Logan Stang explained that they will have a development plan review process that is major and a minor. A minor is going to have very clear items that basically say these are small enough that staff can approved. An example of this would be a development plan that was approved and needs to have some landscape changes. This could be something that staff looks at, ensures that it still complies with the code and approve. Staff will also have the ability to say they are not comfortable with this and not approving it, which then it would go to the Planning and Zoning Commission.

Planning Director Logan Stang reviewed the draft Permitting Toolkit: Homeowners and Contractors guidebook that was included in the packet. He discussed that along with the new zoning code, there is also new software that will be implemented. The zoning code one adopted will have a whole new set of regulations and review steps. Staff is also implementing new permitting software for filing building permits, and they are working on developing toolkits to make the process easier for someone. The toolkit will help show what projects require and the steps to getting it done. It will be a start-to- finish guide focused on resident projects, i.e. fencing, in addition to home, swimming pool. It will also discuss the different types of permits needed and for residential, most of the work is going to be building permit, engineering permit or a zoning permit. Staff is wanting to make it easier for someone that is looking to do a home project and also to know where they can ask questions and who the appropriate staff is to ask.

Chairman Tyler Herrmann said that this is an excellent extra step that staff is taking and while it is not necessary, it does help live up to the Council goal of making life better for the people that live in Powell. He said that your life is better when your life is easier. Planning Director Logan Stang provided an estimated timeline for the adoption process of the Zoning Code hoping for it to be in place August or September. Councilmember Carlos Crawford also said that as a former Vice-President of his HOA, this type of document is great and helpful as he was asked these questions all the time and it would take him hours to find the answer.

4. OTHER BUSINESS

City Manager Andrew White provided information on the Village Green Open House for May 7, which is the third installation of the discussion for public input on the potential uses of the site. He discussed that there has been some misunderstandings on what is being talked about by the community and what is before the community and what is not before the community at this time. He noted for the record that there is no actual vote being taken at the May 7 event and that a vote would not be actually allowed. He said that there has been some concern expressed to his office relevant to the possible conversion of public land to private use in particular for support of single family and multi-family residential just for procedural considerations. He said the conveyance of land of public entity to a private entity has to go through an enormous time frame of public debate and discussion, which is not scheduled. He noted that three years ago, City Council endorsed an approach with a panel comprised of citizens to solicit input from the developed community on what possible redevelopment scenarios could unfold at this site. That was after about a year of conversation and Pizzuti Solutions was selected as a result of that process. He felt they were mainly chosen because when called upon to discuss their thoughts on what the site could be, they said they did not know and that their effort would largely resolve that question by way of public input. For the past two years, the City and Pizzuti set forth a path to bring in public input, first in Phase One, which sought to capture market information, utility information, engineering information, traffic flow patterns within the community. Council endorsed with that phase the companion for Phase Two, which was more the outreach. It provided some concepts that were based on the market information available and what could potentially work. Over the last two sessions, those concepts have been rolled out to the community for additional public input. He said that there is one more tomorrow but some of the discussions within the community that he wanted to address is the fact that there is some consternation among some of the community that there is a decision being made tomorrow at the library. He reiterated that there is not a vote happening. The information gathered will be included within the development concepts and presented back to Council consistent with the plan. Phase Three estimates to take a look at further understanding these concepts by way of conducting a financial analysis and determining what is feasible and putting a cost estimate to different options. He does not anticipate that would conclude until late 2027, which would put a decision before the Development Committee, Planning Committee and City Council at some point beyond in 2028 or further. He also wanted to address some of the other items that were talked about. The City Hall site is at a site that is 30 years on its existence, and it has aged over those 30 years. There are also eight or nine park systems that were all born at the same time and they are aging in place. There is a master plan to look at all of the components of the park system that is also coupled with an analysis that was conducted on the master plan for the pathway systems. The City is also undergoing a facilities master plan updates as all these things have aged and to help position the community to make decisions. Tomorrow's event is just an extension of that discussion and is an outreach to the community to try to retain more information and community buy in to whatever decisions will ultimately become before City Council. He also noted that there has been good participation in the first two sessions and they were well attended. They have gotten good feedback and have had numerous public engagements through Phase Two and all throughout Phase One.

ALL ABOUT ELECTRIC BIKES

In the City of Powell



1 WHAT'S AN E-BIKE?

There are three classes of e-bikes:

- Class 1: Has a motor that assists only while pedaling and stops assisting at 20 mph.
- Class 2: Equipped with a throttle motor and stops assisting at a top speed of 20 mph.
- Class 3: Similar to Class 1, but assists up to 28 mph and must be equipped with a speedometer.

All e-bikes shall have a label annotating the class, top speed and motor wattage.



2 DRIVER'S LICENSE?

A driver's license is not required. However, you must be 16 years or older to operate a class 3 e-bike.



3 WHERE TO RIDE

On a road, multi-use path, or sidewalk. In Powell, the City's code requires the motor of an e-bike to be off when riding on a path or sidewalk.



4 HELMET

It is strongly recommended that everyone operating a bicycle or e-bike wear a helmet. Anyone operating or riding as a passenger on a class 3 e-bike must wear a helmet.



5 CAN I MODIFY MY E-BIKE?

Yes, as long as the bike label is updated, it does not have a top speed above 28 mph, and the pedals are not removed.

Once the top speed is above 28 mph and/or the pedals are removed, it's no longer considered an e-bike and is illegal as an e-bike.



6 PENALTIES FOR NOT FOLLOWING THE RULES

Anyone found in violation of these laws can be issued a minor-misdemeanor citation on their first offense and the e-bike can be subject to being impounded.

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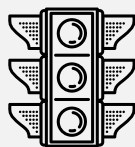
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Safety Tips

Learn More:



cityofpowell.us/About-Us/Police-Department/Micro-Mobility-Devices

614.885.5005

SPECIAL VEHICLE

Safety Guide

How to safely and lawfully use:

- Electric Bicycles
- Electric Scooters
- Motor Scooters
- Motorcycles
- Mopeds
- Golf Carts



Wear appropriate safety gear



Stay alert and avoid distractions



Share the road responsibly



Follow signs and local ordinances



Electric Bicycles

Class 1 - Electric motor of less than 750 watts, pedal assist up to 20 mph

Class 2 - Electric motor of less than 750 watts, motor assisted (no pedaling required) up to 20 mph

Class 3 - Electric motor of less than 750 watts, pedal assist up to 28 mph

Where Permitted: Anywhere a bicycle is permitted (when motor is not engaged)

Operators: Must be 16 years old to operate Class 3 electric bicycles

Safety Notes:

- Obey traffic signs/signals
- Ride same direction as traffic
- Yield to pedestrians
- At night: white light on front and steady/flashing light and reflector on back



Electric Scooters (Standing)

Definition: Lightweight device (<100 lbs) with handlebars, electric or human-powered max speed of 20 mph

Where Permitted: Public streets, highways, sidewalks, shared-use paths and bicycle-designated roadways

Safety Notes:

- Yield to pedestrians
- Give audible signal when passing pedestrians
- At night: must have headlight and rear reflector



Motor Scooters (Seated)

Definition: 2 - 3 wheels, seat, floor pad, 50 - 100 cc engine, can reach over 20 mph

Where Permitted: Roads with speed limits of 45 mph or less

Not permitted on sidewalks or multi-use paths

Operators: Must have a valid motor scooter endorsement or license



Gas-Powered Bicycles (Mopeds)

Definition: 2 - 3 wheels, may be pedaled, helper motor of 50 cc or less, max speed of 20 mph on a level surface

Does not include an electric bicycle

Where Permitted: Within three feet of the right edge of any roadway

Not permitted on sidewalks or multi-use paths

Operators:

Option 1: Must be 14 years old and hold motorized bicycle license

Option 2: Must hold a driver's license

If under 18, must wear a helmet and not permitted passengers



Motorcycles

Definition: A motor vehicle, 2-3 wheels, seat or saddle, designed to travel, including, but not limited to, "motor-driven cycles," "motor scooters," "autocycles," "cab-enclosed motorcycles" or "motorcycles" without regard to weight or brake horsepower

Where Permitted: Streets and highways

Not permitted on sidewalks or multi-use paths

Operators: Requires driver's license with motorcycle endorsement

Operators under 18 years of age must wear a helmet

Safety Note: Cannot travel more than two abreast on the street



Golf Carts (Under-Speed Vehicles)

Definition: 3 - 4 wheeled motor vehicle, max speed of 20 mph, gross vehicle weight of less than 3,000 lbs

Where Permitted: Roadways with speed limits of 35 mph or lower

Not permitted on sidewalks or multi-use paths

Operators: Must hold a driver's license



Incidents Involving E-Bikes and Other Special Vehicles January 2025 to May 2026

INCIDENT	DATE	DESCRIPTION
25-03193	2/11/2025	Two boys on e-bikes on bike path. Parent advised of park rules and fleeing.
25-04192	2/25/2025	Boy and parent warned that his motor bike cannot be ridden in the City.
25-05230	3/12/2025	Juvenile warned for dirt bike. Cannot be ridden in the City.
25-08331	4/24/2025	Kids on e-bikes in the skate park. Gone on arrival.
25-09090	5/4/2025	Unruly juveniles on e-bikes doing wheelies while crossing the road. Given rules.
25-09083	5/4/2025	Juveniles on e-bikes on bike path. UTL.
25-09081	5/4/2025	Warning for illegal operation of e-bike/motorcycle. Parents contacted.
25-09303	5/7/2025	Two juveniles on e-bikes without pedals. Advised these are motorcycles.
25-09384	5/8/2025	Driver reported kids on electric scooters in the middle of the road.
25-09452	5/9/2025	Four juveniles warned about e-bikes. Will walk their bikes home.
25-10490	5/22/2025	Advised juveniles on e-bikes to stay off the splash pad.
25-10483	5/22/2025	Warning to juvenile riding electric motorcycle on sidewalk. Spoke to parents.
25-10587	5/23/2025	Advised two juveniles on e-bikes of the rules.
25-10586	5/23/2025	Spoke to a juvenile on an e-bike.
25-10581	5/23/2025	12-year old riding Class 3 e-bike on bike path. Spoke to mother.
25-10859	5/27/2025	Warning to juvenile riding gas-powered motorcycle.
25-11780	6/7/2025	Three juveniles riding e-bikes on bike path. Warned and provided with pamphlet.
25-11954	6/10/2025	Juvenile on e-bike advised to use pedals.
25-12041	6/11/2025	Juvenile riding motorcycle on sidewalk with no operators permit.
25-12434	6/16/2025	Complaint about juvenile on e-bike. Talked to juvenile and parents.
25-12809	6/20/2025	Two juveniles riding golf cart on bike path. Warned for No Ops. Advised of rules.
25-16249	8/11/2025	Four juveniles on two scooters riding in the middle of Liberty Street.
25-17153	9/8/2025	Warning to juvenile for e-bike.
25-17905	9/12/2025	Juvenile on e-bike rode out in front of an older driver. UTL.
25-18048	9/15/2025	Dozen kids on scooters and e-bikes in parking lot. Warned to stay away from cars.
25-18598	9/26/2025	Juvenile on e-bike. Warned and provided with pamphlet.

INCIDENT	DATE	DESCRIPTION
25-18739	9/29/2025	Girl riding go-kart in street and through yards. Parent advised of rules.
25-19255	10/9/2025	Kids on bikes in skate park. Fled. Drone deployed. UTL.
25-19943	10/23/2025	Juvenile on e-bike in park. Flipped off caller. UTL.
25-20172	10/28/2025	Kid riding e-bike in skate park. Said "The police won't catch me."
25-20625	11/6/2025	Boy riding e-bike in skate park. Fled.
25-21488	11/23/2025	Juvenile riding handicapped cart in Kroger. Requested trespass.
25-21481	11/23/2025	Four juveniles on e-bikes in skate park. Warned about park rules.
26-03673	3/6/2026	Kid popped wheelie on e-bike and nearly hit woman with stroller.
26-03671	3/6/2026	Group of juveniles crossing SR750 on e-bikes doing wheelies. UTL.
26-03781	3/8/2026	Warning to juvenile for riding dirt bike in the City.
26-03824	3/9/2026	Mother wanted to know the rules for e-bikes.
26-04112	3/14/2026	Juveniles riding bikes in the skate park against the rules.
26-04711	3/24/2026	Juveniles riding e-bikes in skate park. Gone on arrival.
26-05001	3/29/2026	Six juveniles in Target riding mountain bikes and one e-bike Trespassed.
26-04998	3/29/2026	Juveniles riding bikes and e-bikes in skate park.
26-06735	4/29/2026	Juvenile fled from police on e-bike at Adventure Park.
26-06784	4/30/2026	Juvenile doing wheelies on an e-bike.
26-07399	5/12/2026	Complaint about juveniles riding e-bikes in Adventure Park.
26-07747	5/18/2026	E-bike speeding on bike path; crossed Sawmill Parkway and fled from police.
26-07748	5/18/2026	Kids seen dragging a power wheels car into bushes. Battery had died.
No Num	5/24/2026	Driver reported e-bike crossing street without stopping or looking.
26-08166	5/26/2026	Some type of go kart driving in the area. UTL.

There were 47 reported incidents or complaints in 17 months.



REDEMPTION CARD **FREE SCOOP** of Ice Cream!



Kids Wearing Their Bike Helmet
or For Being Observed Riding Safely!



WEAR YOUR
HELMET



USE
HAND SIGNALS



RIDE
SAFELY



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