



AGENDA
POWELL REGULAR COUNCIL MEETING
47 HALL STREET, POWELL, OH 43065
COUNCIL CHAMBERS
TUESDAY, AUGUST 16, 2022
7:30 PM

I. CALL TO ORDER/ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. PROCLAMATION

Recognizing the Powell Youth Council
[Powell Youth Council.pdf](#)

IV. CITIZEN PARTICIPATION

V. APPROVAL OF MINUTES

Approval of City Council Minutes of August 2, 2022
[City Council Minutes of 08022022.pdf](#)

VI. CONSENT AGENDA

- a. Monthly Department Reports - July, 2022
 - 1. [Building_Dept_Monthly_Report_July_2022.pdf](#)
 - 2. [Communications_Dept_Monthly_Report_July_2022.pdf](#)
 - 3. [Community_Development_Dept_Monthly_Report_July_2022.pdf](#)
 - 4. [Engineering_Dept_Monthly_Report_July_22.pdf](#)
 - 5. [Finance_Dept_Monthly_Report_July_2022.pdf](#)
 - 6. [HR_Dept_Monthly_Report_July_2022.pdf](#)
 - 7. [Police_Dept_Monthly_Report_July_2022.pdf](#)
- b. Notice to Legislative Authority
 - 1. [Notice to Legislative Authority - Memo.pdf](#)
 - 2. [Notice to Legislative Authority_Exhibit_A.pdf](#)

VII. RESOLUTIONS

RESOLUTION 2022-27

A RESOLUTION AUTHORIZING THE CITY MANAGER TO AWARD A BID TO SWOP4G FOR HIGHWAY ROCK SALT.

- 1. [Res. 2022-27_Memo.pdf](#)
- 2. [Res. 2022-27_Resolution.pdf](#)
- 3. [Res. 2022-27_22-021SWOP4G-Bid-Tabulation-1.pdf](#)

VIII. ORDINANCES: SECOND READING(S)

a. **ORDINANCE 2022-20**

AN ORDINANCE APPROVING AN AMENDMENT TO AN APPROVED DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 233 S. LIBERTY STREET AS SUBMITTED BY KAD, LLC TO CONSTRUCT FIVE RESIDENTIAL UNITS IN TWO BUILDINGS ON ± 1.5 ACRES.

1. [Ord. 2022-20_Memo.pdf](#)
2. [Ord. 2022-20_Ordinance.pdf](#)
3. [Ord. 2022-20_Exhibit A.pdf](#)
4. [Ord. 2022-20_History_CarmendyStation.pdf](#)

b. **ORDINANCE 2022-24**

AN ORDINANCE TO ENACT CHAPTER 188 OF THE CODIFIED ORDINANCE TO IMPOSE A LODGING TAX WITHIN THE CITY OF POWELL, OHIO, IN SUPPORT OF ECONOMIC DEVELOPMENT AND TOURISM-RELATED PURPOSES.

1. [Ord. 2022-24_Memo.pdf](#)
2. [Ord. 2022-24_Ordinance.pdf](#)

IX. ORDINANCES: FIRST READING(S)

a. **ORDINANCE 2022-18**

AN ORDINANCE MODIFYING APPROPRIATIONS FOR THE CALENDAR YEAR 2022.

1. [Ord. 2022-18_Memo.pdf](#)
2. [Ord. 2022-18_Ordinance.pdf](#)
3. [Ord. 2022-18_Exhibit_A_Appropriations.pdf](#)

b. **ORDINANCE 2022-23**

AN ORDINANCE DECLARING THE NECESSITY OF, DETERMINING TO PROCEED WITH, AND LEVYING ASSESSMENTS FOR THE PURPOSE OF IMPROVEMENT, CONSTRUCTION, AND RECONSTRUCTION OF THE PUBLIC SEWER MAIN INFRASTRUCTURE ON THE NORTH SIDE OF POWELL ROAD AND ON PROPERTY OWNED BY VERONA LLC AND KNOWN AS THE VERONA SUBDIVISION, AND DECLARING AN EMERGENCY.

1. [Ord. 2022-23_and_2022-25_Memo.pdf](#)
2. [Ord. 2022-23_2022_Verona_Assessment.pdf](#)
3. [Ord 2022-23_Exhibit_A_Verona_Assessments.pdf](#)

c. **ORDINANCE 2022-25**

AN ORDINANCE DECLARING THE NECESSITY OF DETERMINING TO PROCEED WITH, AND LEVYING ASSESSMENTS FOR THE PURPOSE OF IMPROVEMENT, CONSTRUCTION, AND RECONSTRUCTION OF THE PUBLIC SEWER MAIN INFRASTRUCTURE ON THE NORTH SIDE OF POWELL ROAD AND ON PROPERTY OWNED BY VERONA LLC AND KNOWN AS THE VERONA SUBDIVISION, PROVIDING A REVISED ASSESSMENT SCHEDULE, AND DECLARING AN EMERGENCY.

1. [Ord. 2022-23_and_2022-25_Memo.pdf](#)
2. [Ord. 2022-25_Ordinance.pdf](#)
3. [Ord. 2022-25_Exhibit_A.pdf](#)

X. COMMITTEE REPORTS

Development Committee: Next Meeting: September 6, 2022, at 6:30 p.m.

Finance Committee: Next Meeting: September 13, 2022, at 7:00 p.m.

Operations Committee: Next Meeting: September 20, 2022, at 6:30 p.m.

Community Diversity Advisory Committee: Next Meeting: September 15, 2022, at 6:00 p.m.

Planning & Zoning Commission: Next Meeting: September 14, 2022, at 6:30 p.m.

Powell CIC: Next Meeting: August 23, 2022, at 7:00 p.m.

XI. CITY MANAGER'S REPORT/CITY CALENDAR

City Calendar

[City Calendar.pdf](#)

XII. OTHER COUNCIL MATTERS

XIII. ADJOURNMENT



Proclamation

RECOGNIZING THE POWELL YOUTH COUNCIL

WHEREAS: The Powell Youth Council is an organization/council approved by the government of the City of Powell; and

WHEREAS: The Powell Youth Council are dedicated to giving the youth of the City of Powell more of a voice and representation in the City's government and its decisions in many different ways; and

WHEREAS: The Powell Youth Council aim to preserve and vitalize the beauty of the City of Powell while simultaneously providing youth a better understanding of how government functions; and

WHEREAS: The Powell Youth Council plans are to organize events, rallies and fundraisers that will benefit Powell in many ways, such as diversity seminars, educational subject camps and much more.

THEREFORE, I, Daniel Swartwout, by virtue of the authority vested in me as Mayor of the City of Powell, County of Delaware, Ohio, and on behalf of the community and staff recognize the Powell Youth Council as a dedicated council to ensure the beauty of the City of Powell and educating the youth of Powell in government functions as well as giving our youth a voice to be heard.

Daniel Swartwout, Mayor

Date



**CITY COUNCIL
MEETING MINUTES
AUGUST 2, 2022**

I) CALL TO ORDER/ROLL CALL

Mayor Daniel Swartwout called the City Council Regular Session meeting of August 2, 2022, to order at 7:30 p.m. City Council Members present included: Jon Bennehoof, Frank Bertone, Christina Drummond, Heather Karr, Brian Lorenz and Daniel Swartwout. Tom Counts arrived shortly after Roll Call. Staff present included: Andrew White; City Manager, Jeffrey Tyler, Assistant City Manager; Yazan Ashrawi, Law Director; Jason Nahvi, HR Business Partner; Rosa Ocheltree, Finance Director; Chris Huber, City Engineer; Elise Schellin, Development Planner; and Amy Deere, City Clerk.

II) PLEDGE OF ALLEGIANCE

III) CITIZEN PARTICIPATION

Mayor Swartwout opened the floor for citizens who wished to address City Council with items not on this evening's agenda. Hearing none, Mayor Swartwout closed the Citizen Participation portion of this meeting.

IV) APPROVAL OF MINUTES

Approval of City Council Meeting Minutes of July 19, 2022.

[City Council Minutes of 07192022.pdf](#)

MOTION: Frank Bertone moved to approve the City Council Meeting Minutes of July 19, 2022. Jon Bennehoof seconded the motion.

VOTE: Y 6 N 0 (None) AB 0 (None)

City Council Meeting Minutes of July 19, 2022, approved 6-0-0.

V) CONSENT AGENDA

ORDINANCE 2022-21

AN ORDINANCE TO GRANT FINAL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS OF THE OFF-SITE ROADWAY IMPROVEMENTS FOR STEITZ ROAD ASSOCIATED WITH THE SHELLY'S RETREAT AT CARPENTERS MILL DEVELOPMENT BY PULTE HOMES.

1. [Ord. 2022-21_Memo.pdf](#)
2. [Ord. 2022-21_Ordinance.pdf](#)
3. [Ord. 2022-21_Exhibit_A.pdf](#)

MOTION: Jon Bennehoof moved to approve the Consent Agenda of July 19, 2022. Frank Bertone seconded the motion.

VOTE: Y 6 N 0 (None) AB 0 (None)

Consent Agenda of August 2, 2022, approved 6-0-0.

VI) **ORDINANCES: FIRST READING(S)**

a. **ORDINANCE 2022-20**

AN ORDINANCE APPROVING AN AMENDMENT TO AN APPROVED DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 233 S. LIBERTY STREET AS SUBMITTED BY KAD, LLC TO CONSTRUCT FIVE RESIDENTIAL UNITS IN TWO BUILDINGS ON ± 1.5 ACRES.

1. [Ord. 2022-20_Memo.pdf](#)
2. [Ord. 2022-20_Ordinance.pdf](#)
3. [Ord. 2022-20_Exhibit A.pdf](#)
4. [Ord. 2022-20_History_CarmendyStation.pdf](#)

Development Planner Schellin gave her presentation on the Amendment to an Approved Development Plan, located at 233 S. Liberty Street. She advised this went to the Planning and Zoning Commission as an Amendment on May 11, 2022, and the Planning and Zoning Commission sent it to the Historical Downtown Advisory Commission. The Historical Downtown Advisory Commission reviewed the amendment on June 23, 2022, with a recommendation of approval. On July 13, 2022, it went back to the Planning and Zoning Commission for review and approval was recommended to City Council with conditions.

The conditions were: 1) The applicant submit a Photometric Plan with the Zoning Certificate application for Staff review;
2) The applicant work with Staff and the Architectural Advisor to create a more cohesive color scheme between the two residential buildings;
3) The applicant work with the City to document all necessary easements and right-of-way dedications;
4) Finalize signage with City Staff.

Development Planner Schellin advised Staff is recommending approval of Ordinance 2022-20, at its second reading on August 16, 2022.

Dave Carmendy, the applicant, asked Council if they had any questions.

Councilmember Karr asked if these residential units were going to be rental properties. Mr. Carmendy advised they would be condos and the two in the back of the property may be rental units.

Councilmember Bertone asked about the servicing road. He spoke about the “Keep Powell Moving Plan” and those discussions have been to potentially taking Depot Street along the rail line out to Liberty Street. He wondered if there is enough of an alignment to get through to a Liberty Street connection. Mr. Carmendy stated it was discussed and if this was to happen it would be positive for him as well as the City.

Councilmember Bertone asked Assistant City Manager Tyler if there was going to be enough land space to achieve this goal. Assistant City Manager Tyler affirmed.

Councilmember Lorenz asked the size of the structures. Mr. Carmendy advised the front building will be approximately 5,000 sq. ft., and the second building will be approximately 1,000 sq. ft.

Councilmember Lorenz asked if Staff would want to add another point to the Ordinance to memorialize the permanent paving of the Depot Street extension. Assistant City Manager Tyler stated Staff would look into that.

Councilmember Drummond noted this property was originally zoned for downtown business and the original plan was commercial buildings. Recognizing there is limited commercial space in the downtown, she wondered if Mr. Carmendy could provide some of the background on how it became residential from commercial. She also asked him to speak about the live/work aspect.

Brian Jones, the architect, advised the units to the north will have work from home office components.

Mayor Swartwout asked Staff if this property was in the Downtown TIF. City Manager White affirmed. Mayor Swartwout asked if more conformation could be retrieved and discussed at the next Council meeting.

Mayor Swartwout opened the floor for public comment on Ordinance 2022-20. Hearing none, Mayor Swartwout closed public comment for Ordinance 2022-20.

Mayor Swartwout declared this Ordinance to have its first reading and will be heard and voted on at the next City Council meeting of August 16, 2022.

b. ORDINANCE 2022-22

AN ORDINANCE TO CHANGE THE NAME OF THE STREET CURRENTLY KNOWN AS TIMOTHY TRAIL TO JOSHUA WAY.

1. [Ord. 2022-22_Memo.pdf](#)
2. [Ord. 2022-22_Ordinance.pdf](#)
3. [Ord. 2022-22_Exhibit_A.pdf](#)

City Engineer Huber advised the City has identified an issue with a future street name in the most current section of Pulte Homes. The street name is Timothy Trail. There is also an existing street named Timothy Trace, which he feels is too similar. Pulte Homes is in agreement and has requested to change the street to Joshua Way. The street improvements are currently under construction and have not been conditionally accepted by the City.

Mayor Swartwout opened the floor for public comment on Ordinance 2022-22. Hearing none, Mayor Swartwout closed public comment for Ordinance 2022-22.

MOTION: Brian Lorenz moved to suspend the rules for Ordinance 2022-22. Christina Drummond seconded the motion.

Mayor Swartwout requested a roll call for passage of the Suspension of Rules: Heather Karr, yes; Brian Lorenz, yes; Daniel Swartwout, yes; Jon Bennehoof, yes; Frank Bertone, yes; and Christina Drummond, yes.

VOTE: Y 6 N 0 (None) AB 0 (None)

Motion to Suspend the Rules passed 6-0-0.

MOTION: Frank Bertone moved to approve Ordinance 2022-22. Jon Bennehoof seconded the motion.

Mayor Swartwout requested a roll call for passage: Brian Lorenz, yes; Daniel Swartwout, yes; Jon Bennehoof, yes; Frank Bertone, yes; Christina Drummond, yes; and Heather Karr, yes.

VOTE: Y 6 N 0 (None) AB 0 (None)

Ordinance 2022-22 passed 6-0-0.

c. ORDINANCE 2022-24

AN ORDINANCE TO ENACT CHAPTER 188 OF THE CODIFIED ORDINANCES TO IMPOSE A LODGING TAX WITHIN THE CITY OF POWELL, OHIO, IN SUPPORT OF ECONOMIC DEVELOPMENT AND TOURISM-RELATED PURPOSES.

1. [Ord. 2022-24_Memo.pdf](#)
2. [Ord. 2022-24_Ordinance.pdf](#)

City Manager White addressed this item. He began by stating this was discussed back in 2020-2021, but it never came out of committee status. Staff feels it was pertinent to reconsider this item.

City Manager White advised Delaware County currently has a bed tax and therefore Powell is limited to imposing a 3% tax on hotels within the City under Ohio Revised Code 5739.08(A).

Further, he stated the lodging tax is paid by operators of hotels, motels, rooming houses and other facilities providing lodging accommodations for transient guests. Hotels are establishments in which five or more rooms are used for the accommodation of guests, while transient accommodations are establishments where sleeping accommodations are offered to guests in which four or less rooms are used. The law is limited to establishments where persons occupy rooms for sleeping for less than thirty (30) consecutive days. Therefore, establishments which house guest for extended stays (longer than 30 days) are not subject to the tax.

This tax could be utilized for economic development and would be segregated from the County revenues. He added Staff felt it prudent to establish this conversation now in anticipation as opposed to reacting to an announcement that there was a hotel.

Councilmember Lorenz stated the Development Committee was unanimously in support of legislation such as this. He added while he thought the monies collected by the County go to the Delaware County Fair, this particular driver could help the City of Powell with economic development.

Law Director Ashrawi spoke of the defining of transient accommodations, transient guests and vendors, would as a matter of law, capture appropriately registered short term rentals, because they provide accommodations for transient people. The issue becomes the identification and enforcement of the tax.

Councilmember Drummond spoke of a registry and the need of one. She stated she would like to see the registry language accompany this legislation when it comes back to Council.

Law Director Ashrawi advised there has been discussion of a registry.

Councilmember Lorenz added a registry was discussed in the Development Committee. It was determined there were two active listings within the City, and the Development Committee decided not to pursue any type of registry as far as people renting their homes for the tournament week.

Mayor Swartwout opened the floor for public comment on Ordinance 2022-24. Hearing none, Mayor Swartwout closed public comment for Ordinance 2022-24.

Mayor Swartwout declared Ordinance 2022-24 to have its first reading and will be heard and voted on at the next City Council meeting of August 16, 2022.

VII) COMMITTEE REPORTS

Development Committee – Councilmember Lorenz stated there was discussion on Fire Code amendments as they relate to life safety issues. Staff was given direction to move forward on this issue and legislation would be forthcoming. Discussion on a ground lease with CSX and Staff will be going forward on this as well. There was also discussion on the City's Comprehensive Plan Update. Next scheduled meeting is September 6, 2022, at 6:30 p.m.

Finance Committee – Finance Director Ocheltree said the agenda was currently being worked on for the next meeting. She advised they would be going over the July monthly report and discussing the Verona Assessment. Next scheduled meeting is August 9, 2022, at 7:00 pm.

Operations Committee – Councilmember Bertone stated they will be looking at status updates. Next scheduled meeting is August 16, 2022, at 6:00 p.m., which is thirty minutes earlier.

Community Diversity Advisory Committee – Councilmember Karr advised they would be speaking about their finalization for Passport to Powell at their next meeting.

Additionally, Parks and Recreation Manager Hindman is working with the Powell Youth Council and they will attend the meeting to discuss potential topics for future Ted Talks for diversity inclusion. Next scheduled meeting is August 8, 2022, at 6:00 p.m., which this is a new date for this meeting due to a conflict.

Planning & Zoning Commission – Development Planner Schellin said there are two sketch plans on the agenda. One is for 15 North Liberty Street for a new commercial structure and the other is for the vacant property located north of Depot Street and South of Morris Station. Next scheduled meeting is August 10, 2022, at 6:30 p.m.

Powell CIC – Councilmember Lorenz advised they met last month and continued their efforts with an Economic Development Plan Consultant search. Next scheduled meeting is August 11, 2022, at 6:30 p.m., which is a special meeting. August 23, 2022, at 7:00 p.m. is their next regular meeting.

VIII) CITY MANAGER'S REPORT/CITY CALENDAR

City Manager White provided a paving update. He spoke of inquiries on curb ramp approaches within the park system and also in some of the neighborhoods, there has been a prolonged delay which will hopefully be completed this week. He also spoke of inquiries relative of the social media post of the State Route 750 Culvert Replacement Project and this is a piece of the overall paving program. The road will be shut down on August 5, 2022, at 9:00 p.m. and open up to traffic of the public on August 8, 2022. Paving is likely to follow.

He spoke of a recent meeting with the Redwood development team and discussed the project. There was headway made with the development team in the establishment of any type of TIF variable that does not make the schools whole, was unacceptable. Items for discussion with the Finance Committee are being prepared.

He spoke of OSU Wexner officials, and advised there will be a meeting with their Community Affairs Office to discuss partnership with investing in downtown events.

City Manager White continued the discussion with paving, discussing the long standing inquiry as to Mr. Carlson's replacement of his drive. That section of the residential neighborhood is not slated for pavement. He also advised he would be sending a copy of his response to City Council.

IX) OTHER COUNCIL MATTERS

Councilmember Drummond spoke about a GIS map on the website and wondered if it was still available as it was a valuable resource. City Engineer Huber stated he would look into seeing if it is still on the website.

She further stated she wanted to recognize the many Parks and Recreation Staff, the Powell Youth Council volunteer and Powell Police Officers leading the National Night Out activity with the bike ride from Adventure Park to Seldom Seen Park.

X) ADJOURNMENT

MOTION: Tom Counts moved to adjourn. Frank Bertone seconded the motion.

VOTE: Y 7 N 0 (None) AB 0 (None)

Motion to adjourn passed 7-0-0.

Meeting adjourned at 8:22 p.m.

MINUTES APPROVED: AUGUST 19, 2022

Daniel Swartwout, Date
Mayor

Amy Deere, Date
City Clerk

**BUILDING DEPARTMENT REPORT
July 2022**



**Issued Permits by Permit Type
07/01/2022 - 07/31/2022**

Commercial Alteration	Permits Issued	Valuation	Fees Paid
Commercial Alteration	2		\$1,546.12
Subtotals:	2		\$1,546.12

Commercial One Stop	Permits Issued	Valuation	Fees Paid
A/C Furnace Permit Commercial	1	\$5,366.35	\$101.00
Electrical - Alteration/Service Commercial Permit	1	\$100.00	\$154.50
Subtotals:	2	\$5,466.35	\$255.50

One Stop	Permits Issued	Valuation	Fees Paid
Change of Use/Occupancy	2	\$0.00	\$406.00
Fuel Line Permit	2	\$2,500.00	\$202.00
Generator Permit	2	\$30,000.00	\$736.50
Patio	1		\$40.00
Roof Alteration/Repair Permit	11	\$133,929.00	\$833.25
Subtotals:	18	\$166,429.00	\$2,217.75

Residential Alteration	Permits Issued	Valuation	Fees Paid
Basement Remodel	2	\$72,797.00	\$1,477.03
Deck Permit	3	\$29,000.00	\$566.78
Patio Permit	1	\$35,000.00	\$80.00
Pergola	1	\$20,000.00	\$382.59
Residential Addition	4	\$225,000.00	\$2,171.02

Residential Alteration	1	\$82,000.00	\$336.33
Swimming Pool / Hot Tub	1	\$81,870.00	\$494.50
Subtotals:	13	\$545,667.00	\$5,508.25

Residential New	Permits Issued	Valuation	Fees Paid
Accessory Structure - Residential	1	\$114,000.00	\$663.07
Single Family Dwelling	4		\$11,980.09
Subtotals:	5	\$114,000.00	\$12,643.16

Residential One Stop	Permits Issued	Valuation	Fees Paid
A/C Furnace Permit Residential	21	\$183,518.00	\$3,434.00
Subtotals:	21	\$183,518.00	\$3,434.00

Zoning	Permits Issued	Valuation	Fees Paid
Driveway/Walkway Permit	5	\$22,000.00	\$200.00
Fence Permit	10	\$32,970.00	\$400.00
Sign / Temp Sign	1	\$1,800.00	\$100.00
Sign Bldg. Mounted - Electric Permit	1	\$15,000.00	\$280.25
Sign Bldg. Mounted Permit	1	\$14,000.00	\$414.15
Sign Free Standing Permit	4	\$36,920.00	\$843.65
Utility - Work in ROW Permit	17		\$680.00
Subtotals:	39	\$122,690.00	\$2,918.05

Totals:	100	\$1,137,770.35	\$28,522.83
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Jurisdiction Building Performance Report														
POW - Powell														
Date Range: 07/01/2022 - 07/31/2022														
									One Stop	Other	Zoning	Total		
Residential					Commercial									
Residential New	Residential Alteration	Residential Miscellaneous	Residential One Stop	Commercial New	Commercial Alteration	Commercial Miscellaneous	Commercial One Stop							
Inspection Activity														
Number of Inspections	163	44	0	16	22	13	0	1	4	0	6	269		

2022				
Conditional Occupancy Log				
Contractor Name	Address	Permit #	Date Sent	Expiration
R&H	35 PRAIRIE LANE	20POW-RB00101	1/19/2022	5/31/2022
PULTE	8175 ROBERT COURT	21POW-RB00073	1/25/2022	5/31/2022
R&H	9442 WATERFORD DRIVE	21POW-RB00052	1/28/2022	5/31/2022
R&H	9259 ADVOCET DRIVE	20POW-RB00076	2/2/2022	5/31/2022
R&H	9228 ADVOCET DRIVE	20POW-RB00148	2/2/2022	5/31/2022
PULTE	8193 TIMOTHY TRACE	21POW0RB00068	2/9/2022	5/30/2022
PULTE	4529 COYOTE CROSSING	21POW0-RB00075	2/11/2022	5/31/2022
PULTE	4425 ROBERT COURT	21POW-RB00088	2/23/2022	5/31/2022
R&H	110 MORRIS COURT	21POW-RB00034	2/25/2022	5/31/2022
PULTE	4469 COYOTE CROSSING	21POW-RB00078	3/2/2022	5/30/2022
R&H	9367 WATERFORD DRIVE	20POW-RB00084	3/4/2022	5/31/2022
PULTE	4618 FOX TAIL CIRCLE	21POW-RB00080	3/8/2022	5/31/2022
PULTE	8122 WOLF PATH DRIVE	21POW-RB00062	3/15/2022	5/30/2022
PULTE	4659 COYOTE CROSSING	21POW-RB00109	4/13/2022	5/31/2022
PULTE	4283 SCOTS WAY	21POW-RB00099	4/25/2022	5/31/2022
PULTE	8172 JERRY DRIVE	21POW-RB00098	4/25/2022	5/31/2022
PULTE	8169 JERRY DRIVE	21POW-RB00111	4/25/2022	5/31/2022
PULTE	4281 SCOTTS WAY	21POW-RB00106	4/25/2022	5/31/2022
PULTE	8166 JERRY DRIVE	21POW-RB00114	5/11/2022	5/31/2022
PULTE	8174 JERRY DRIVE	21-POW-RB00115	5/16/2022	11/16/2022
PULTE	4588 COYOTE CROSSING	21POW-RB00125	6/10/2022	12/8/2022
PULTE	4452 COYOTE CROSSING	21-POW-RB00129	6/10/2022	12/8/2022
R&H	9473 WATERFORD DRIVE	21POW-RB00079	6/17/2022	12/16/2022
PULTE	4325 HAROLD DR	21POW-RB00119	7/29/2022	8/12/2022
PULTE	4220 HAROLD DRIVE	21POW-RB00157	8/1/2022	1/22/2023

Communications – July 2022

Community Events

July 15 Third Fridays on the Green: Dog Days of Summer featuring North to Nashville

Social Media – Top Organic Facebook Posts

July 20 Coming Monday, August 15! Playhouse in the Park presents Bring the Farm to You...
5,336 Reach, 77 Reactions, 15 Comments, 13 Shares

July 28 The Powell Police Department is seeking your help in identifying the male suspect in this video...
4,724 Reach, 20 Reactions, 10 Comments, 11 Shares

July 16 Save the date for Playhouse in the Park Monday, July 18...
4,505 Reach, 36 Reactions, 6 Comments, 7 Shares

July 20 UPDATE: 315 is now open.
4,460 Reach, 10 Reactions, 2 Comments, 5 Shares

Facebook/Instagram Reach

Reach

Facebook Page reach ⓘ

24,514 ↓ **79.8%**

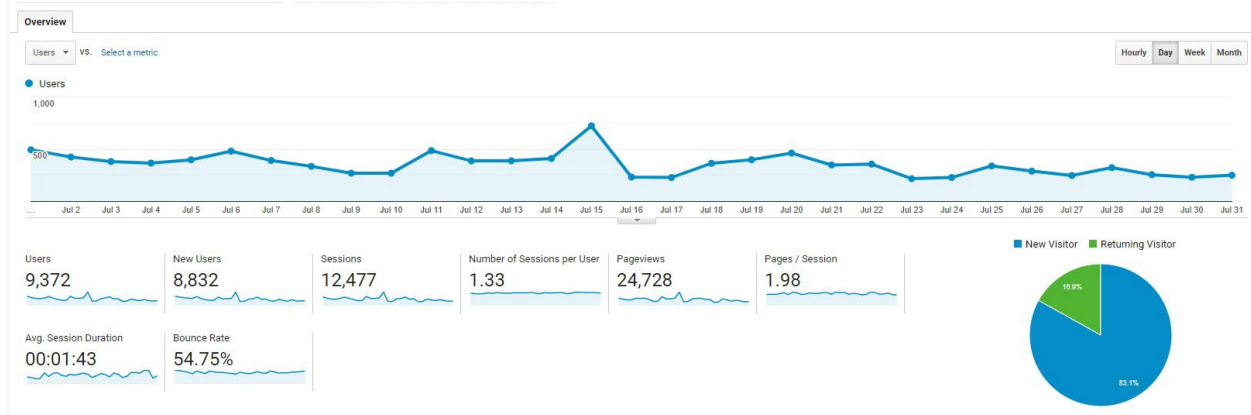


Instagram reach ⓘ

4,157 ↓ **65.8%**



Website Performance



Page ?	Pageviews ?	Unique Pageviews ?	Avg. Time on Page ?
	24,728 % of Total: 100.00% (24,728)	19,902 % of Total: 100.00% (19,902)	00:01:44 Avg for View: 00:01:44 (0.00%)
1. /	4,307 (17.42%)	3,178 (15.97%)	00:02:21
2. /residents/parks-recreation/	2,429 (9.82%)	1,827 (9.18%)	00:01:49
3. /events/	1,609 (6.51%)	1,310 (6.58%)	00:00:41
4. /government/employment-opportunities/	782 (3.16%)	660 (3.32%)	00:02:17
5. /government/building-department/	714 (2.89%)	461 (2.32%)	00:01:19
6. /powell-announces-dynamic-events-schedule-for-2022/	692 (2.80%)	646 (3.25%)	00:01:48
7. /splash-pad-update/	615 (2.49%)	565 (2.84%)	00:01:33
8. /police-agency/	532 (2.15%)	399 (2.00%)	00:01:04
9. /events/third-fridays-on-the-green-7/	482 (1.95%)	409 (2.06%)	00:02:44
10. /government/agendas-minutes/	474 (1.92%)	291 (1.46%)	00:01:56

Media

[City of Powell: Wheels of progress on tunnel to Adventure Park rolling slowly This Week Olentangy Valley \(7.6.22\)](#)

[City of Powell: Council looking at regulations for USVs, including golf carts This Week Olentangy Valley \(7.7.22\)](#)

[Best Bests: 10 things to do in Columbus \(Third Fridays - North to Nashville\) The Columbus Dispatch \(7.14.22\)](#)

[Powell, ODOT to resurface state Route 750 through city](#)

This Week Olentangy Valley (7.21.22)

[Powell City Council: Rules on USVs now codified - city streets, 35 mph or lower only](#)

This Week Olentangy Valley (7.21.22)



CODE ENFORCEMENT REPORT

7/12/2022

No permit filed for a patio at 4348 Harold Drive

- Issue resolved

7/18/2022

No permit filed for a fence at 9367 Waterford Drive

- Issue resolved

7/28/2022

No permit filed for a fence at 794 Middlebury Way

- Issue unresolved

No permit filed for a pool at 106 Olentangy Ridge Place

- Issue unresolved

7/29/2022

No permit filed for a patio at 4300 Kathryn Crossing

- Issue resolved

BOARD OF ZONING APPEALS

July 2022 – No Meetings Held.

HISTORIC DOWNTOWN ADVISORY COMMISSION

July 2022 – No Meetings Held.

PLANNING AND ZONING COMMISSION

7/13/2022

AMENDMENT TO AN APPROVED DEVELOPMENT PLAN (2022-11AM)

Applicant: KAD, LLC
Location: 233 S. Liberty St.
Existing Zoning: DB – Downtown Business District
Request: Review and recommendation of approval to City Council of an Amendment to an Approved Development Plan to construct five residential units in two condo buildings on ±1.5 acres.

Status: Approved with Conditions

CERTIFICATE OF APPROPRIATENESS (2022-16CA)

Applicant: EQ Lily Reserve, LLC c/o Shawn Boysko
Location: 285 W. Olentangy Street
Existing Zoning: PC – Planned Commercial District
Request: Review and approval of all exterior elevation revisions to Lily Reserve Retail Center.

Status: Approved with Conditions

Capital improvement

2022 Street Maintenance and Repair Program

- Paving will be complete by first week of August. There will be pathway items, and other restoration items to be completed through the month of August.

Presidential/Sawmill roundabout (County/staff coordination)

Pedestrian Tunnel Adventure Park

- Kick off meeting held

2022 SR 750 Paving & culvert replacement (ODOT)

- **SR 750 to be closed 8/12 to 8/15 for culvert repair near Valley Run Dr.**

Development

Active Commercial Construction

- Horsepower Farms
- Mews at Zion
- Middlebury Crossing
- Professional Eye Care
- Ivy brook
- Delaware County Library
- Powell Crossing
- Powell Office Condominiums
- 80 E. Olentangy St
- Morris Station

Active Residential Construction

- Verona – Section 1 & 3
- Carpenters Mill – Section 1, 2 & 3, 4
- Carriage Trail
- Carriage Farms
- Harpers Point
- Nolan Reserve

Subdivision Conditional Acceptances

- Verona Section 3 in process
- Reserve at Scioto Glen phase 3 in process
- Stietz Rd Improvements –final accepted by City Council July19.

Consultant Services

- GPD Group –Street program coordination
- CTL- street program inspection
- Prime Construction Management & QCI – Inspection of on-going private development
- EMH&T- NPDES scope of services approved
- PMG – scope of services received for upcoming street evaluation

Department permits/inspections

- 54 Permits reviewed and approved
- 30 Residential lot inspections performed

Plan Reviews (Engineering /Development plans)

- Liberty Reserve – 1st ENG review in process)
- Carmendy Station(Dev plan coordination)
- Lily Reserve (Eng. plan approved)

Department of Finance

July 2022 Financial Report



Executive Report

Revenue Source	Original Budget 2022	Revised Budget 2022	Actual to Date July 2022	% of Revised Budget
Prior Year Unappropriated Funds	\$ 8,981,945.82	\$ 8,981,945.82	\$ 8,981,945.82	
Prior Year General Fund Reserve	\$ 1,370,000.00	\$ 1,370,000.00	\$ 1,370,000.00	
Total Prior Year Carryforward Balance	\$ 10,351,945.82	\$ 10,351,945.82	\$ 10,351,945.82	
Taxes, assessments, & related revenue	\$ 12,349,550.00	\$ 12,349,550.00	\$ 8,498,067.62	68.8%
Local revenue	\$ 35,200.00	\$ 35,200.00	\$ 16,183.47	46.0%
Development related revenue	\$ 788,500.00	\$ 788,500.00	\$ 402,259.09	51.0%
Other revenue	\$ 336,467.00	\$ 336,467.00	\$ 155,665.71	46.3%
Total Operating Revenue	\$ 13,509,717.00	\$ 13,509,717.00	\$ 9,072,175.89	67.2%
Total Available Funds	\$ 23,861,662.82	\$ 23,861,662.82	\$ 19,424,121.71	
Expenditure Source	Adopted Budget 2022	Revised Budget 2022	Actual to Date July 2022	% of Revised Budget
Personnel	\$ 6,742,376.00	\$ 6,802,372.58	\$ 3,604,229.92	53.0%
Operating Expenses	\$ 2,133,516.00	\$ 2,356,194.10	\$ 1,190,981.79	50.5%
Prior Year Remaining Encumbrances		\$ 309,658.55		
Operating Expenditures	\$ 8,875,892.00	\$ 9,468,225.23	\$ 4,795,211.71	50.6%
Excess (deficiency) of operating revenues over operating expenditures	\$ 4,633,825.00	\$ 4,041,491.77	\$ 4,276,964.18	
Capital Equipment	\$ 301,400.00	\$ 557,226.61	\$ 103,286.52	18.5%
Transfers	\$ 399,261.00	\$ 2,434,711.00	\$ 2,409,711.00	99.0%
Addition to 27th Payroll Reserve	\$ 18,261.00	\$ 18,261.00	\$ 18,261.00	100.0%
Addition to Comp Abs Reserve	\$ 12,356.00	\$ 10,000.00	\$ 10,000.00	100.0%
Advances	\$ -	\$ -	\$ -	0.0%
Additional to reserve fund balance	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	100.0%
Contingencies	\$ 75,000.00	\$ 80,000.00	\$ 5,025.00	6.3%
Nonoperating Expenditures	\$ 881,278.00	\$ 3,175,198.61	\$ 2,621,283.52	82.6%
Total Expenditures	\$ 9,757,170.00	\$ 12,643,423.84	\$ 7,416,495.23	76.0%
Excess (deficiency) of revenue over all expenditures	\$ 3,752,547.00	\$ 866,293.16	\$ 1,655,680.66	
Ending Year Unappropriated Funds	\$ 12,734,492.82	\$ 9,848,238.98	\$ 10,637,626.48	
Ending Year General Fund Reserve	\$ 1,445,000.00	\$ 1,445,000.00	\$ 1,445,000.00	
Total Current Year Balance	\$ 14,179,492.82	\$ 11,293,238.98	\$ 12,082,626.48	
Total Available Funds	\$ 23,936,662.82	\$ 23,936,662.82	\$ 19,424,121.71	

58.3% = Target expenditure and revenue collection rate.

Quick Facts

ALL FUNDS

07/31/2022	07/31/2022
Cash Balances	Unencumbered Balance
\$26,277,082	\$19,330,905
↑ \$5,845,973 from 1/1/2022	

GENERAL FUND (GF)

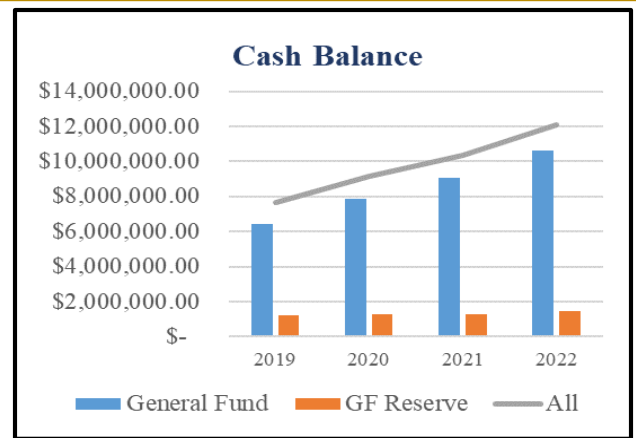
07/31/2022	07/31/2022
Cash Balance	Unencumbered Balance
\$10,637,626	\$9,510,208
↑ \$1,655,681 from 1/1/2022	

General Fund Highlights

The General Fund balance = **\$12,082,626**. This figure includes the general reserve fund. The unencumbered balance of **\$9,510,208** is 107.42% of the 5-Yr GF revenue average;

- \$5.08 M in excess of the short-term range (50%)
- \$2.87 M in excess of the fiscally prudent range (75%)

Per the Fund Balance Policy, an excess of the fiscally prudent range can be allocated to capital improvements.

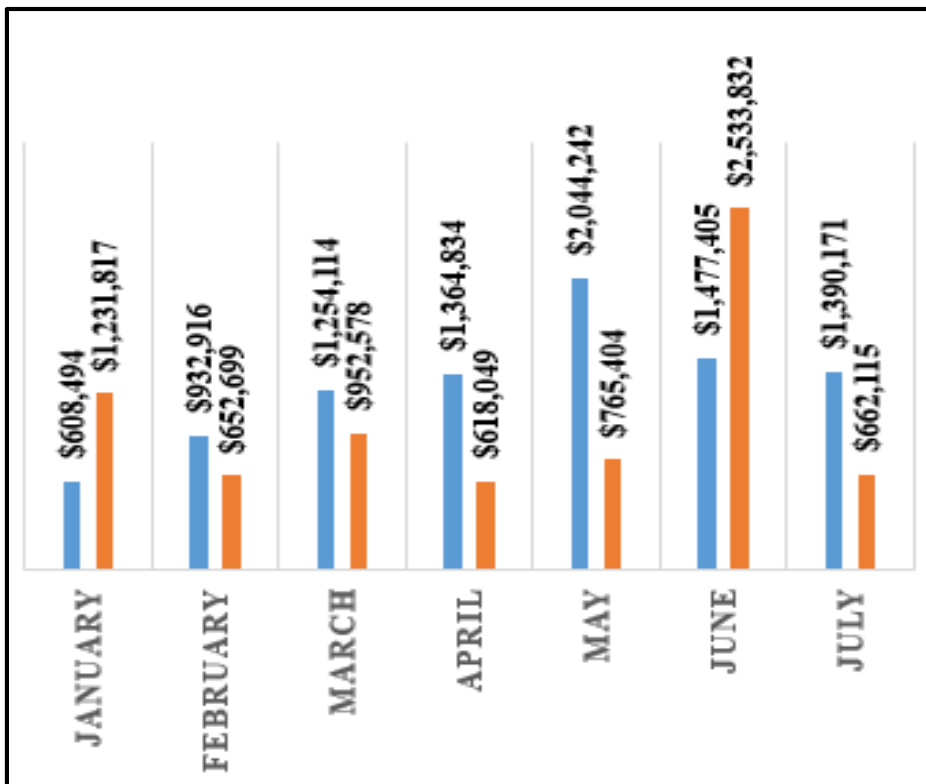


General Fund Cash Flow Analysis

Total GF Revenue: **\$ 9,072,176**

Total GF Expenditures: **\$7,416,395**

Net Cash Flow: **\$1,655,782**



The City is averaging monthly expenditures (net of transfers) of \$700,503.

Notable variances include:

- **January:** Annual IT service contract and BWC premiums.
- **March:** Three paycheck month. We will process the last three paycheck month of the year in September.

A detailed variance report will be provided to Council.

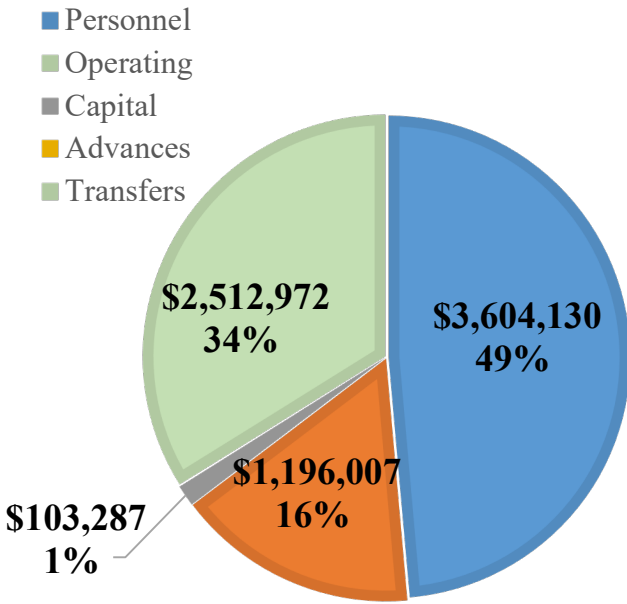
Year-to-Date General Fund Cash Position

Month	Revenues	Expenditures	Transfers	Net	Liquidity
January	\$ 608,494	\$ 782,556	\$ 449,261	\$ (623,323)	\$ (174,062)
February	\$ 932,916	\$ 652,699	\$ -	\$280,217	\$ 280,217
March	\$ 1,254,114	\$ 952,578	\$ -	\$301,536	\$ 301,536
April	\$ 1,364,834	\$ 618,049	\$ -	\$746,786	\$ 746,786
May	\$ 2,044,242	\$ 590,404	\$ 175,000	\$1,278,838	\$1,453,838
June	\$ 1,477,405	\$ 645,121	\$ 1,888,711	(\$1,056,427)	\$ 832,284
July	\$ 1,390,171	\$ 662,115	\$ -	\$ 728,055	\$ 728,055
Total	\$ 9,072,176	\$ 4,903,522	\$ 2,512,972	\$ 1,655,682	\$ 4,168,654

All Funds - Cash Position

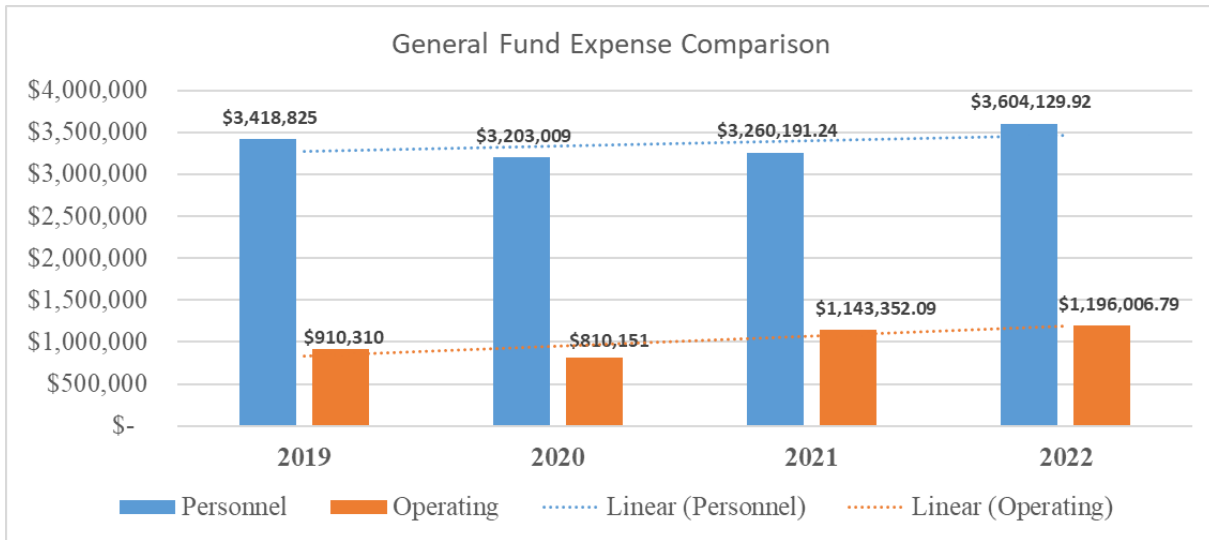
Fund	Description	Beginning Balance	Net Revenue	Net Expense	Cash Balance
100	GENERAL FUND	\$8,981,945.82	\$9,072,175.89	\$7,416,495.23	\$10,637,626.48
101	GENERAL FUND RESERVE	\$1,370,000.00	\$75,000.00	\$0.00	\$1,445,000.00
105	CORMA FUND	\$112,386.45	\$152,067.22	\$20,020.91	\$244,432.76
110	27TH PAYROLL RESERVE FUND	\$113,715.73	\$18,261.00	\$0.00	\$131,976.73
111	COMPENSATED ABSENCES RESERVE FUND	\$2,356.00	\$10,000.00	\$0.00	\$12,356.00
210	MUNICIPAL MOTOR VEHICLE LICENSE FUND	\$71,168.24	\$41,348.07	\$0.00	\$112,516.31
211	STREET CONSTRUCTION MAINTENANCE & REPAIR FUND	\$2,091,993.85	\$712,336.61	\$191,856.34	\$2,612,474.12
221	STATE HIGHWAY IMPROVEMENT	\$610,131.28	\$43,756.84	\$349,945.00	\$303,943.12
241	PARKS & RECREATION	\$1,221,929.95	\$163,631.25	\$1,682.36	\$1,383,878.84
265	LAW ENFORCEMENT ASSISTANCE FUND	\$9,492.84	\$10,621.44	\$0.00	\$20,114.28
266	AMERICAN RESCUE PLAN ACT	\$700,522.71	\$706,116.01	\$0.00	\$1,406,638.72
271	LAW ENFORCEMENT FUND	\$13,192.49	\$0.00	\$0.00	\$13,192.49
281	DRUG LAW ENFORCEMENT	\$4,826.09	\$253.00	\$0.00	\$5,079.09
291	BOARD OF PHARMACY-LAW ENFORCEMENT	\$6,755.76	\$150.00	\$0.00	\$6,905.76
295	P&R REC. PROGRAMS	\$271,042.91	\$310,311.56	\$302,205.38	\$279,149.09
296	VETERAN'S MEMORIAL FUND	\$8,083.33	\$500.00	\$290.00	\$8,293.33
298	POLICE CANINE SUPPORT FUND	\$25,428.01	\$0.00	\$2,185.79	\$23,242.22
310	SELDOM SEEN TIF DEBT SERVICE FUND	\$15.03	\$32.17	\$38,475.00	(\$38,427.80)
311	CAPITAL IMPROVEMENTS BOND	\$273,056.09	\$300,489.35	\$12,043.36	\$561,502.08
319	POLICE FACILITY DEBT SERVICE	\$2,248.73	\$196,000.00	\$10,900.00	\$187,348.73
451	DOWNTOWN TIF PUBLIC IMPROVEMENT	\$2,130,144.36	\$326,010.93	\$6,244.45	\$2,449,910.84
452	DOWNTOWN TIF HOUSING RENOVATION	\$39,262.22	\$3,293.04	\$51.46	\$42,503.80
453	SELDOM SEEN TIF PUBLIC IMPROVEMENTS FUND	\$0.58	\$120,433.28	\$1,275.45	\$119,158.41
455	SAWMILL CORRIDOR COMM IMPR TIF	\$790,965.00	\$159,634.29	\$78,494.27	\$872,105.02
491	CAPITAL PROJECTS FUND	\$61,000.00	\$1,888,711.00	\$0.00	\$1,949,711.00
492	VILLAGE DEVELOPMENT FUND	\$190,213.88	\$111,307.80	\$0.00	\$301,521.68
494	VOTED CAPITAL IMPROVEMENT FUND	\$35,094.82	\$12.46	\$0.00	\$35,107.28
497	SELDOM SEEN TIF PARK IMPROVEMENTS FUND	\$273,820.09	\$0.00	\$0.00	\$273,820.09
900	AGENCY FUNDS	\$1,023,316.37	\$52,216.70	\$199,531.43	\$876,001.64
Grand Total:		\$20,434,108.63	\$14,693,865.72	\$8,850,892.24	\$26,277,082.11

Total Expenses by Type = \$7,416,495.



Anticipated percentage of expenditures = 58.3% of budget

- Personnel expenses are 53.0% of budget, a favorable variance of \$361,553 or 5.3%. This variance is driven by open positions and a health care saving.
- Operating expenses are 50.5% of budget, a favorable variance of \$182,679 or 7.8%. When possible, the positive variance will be leveraged to cover higher than anticipated energy costs.
- Capital expenses are 18.5% of budget, a favorable variance of \$221,577 or 39.8%. Favorable variance is driven by the deferral of scheduled building improvements.
- All Departments, except for Lands and Bldgs. – meeting rooms, are under the 58.3% target.



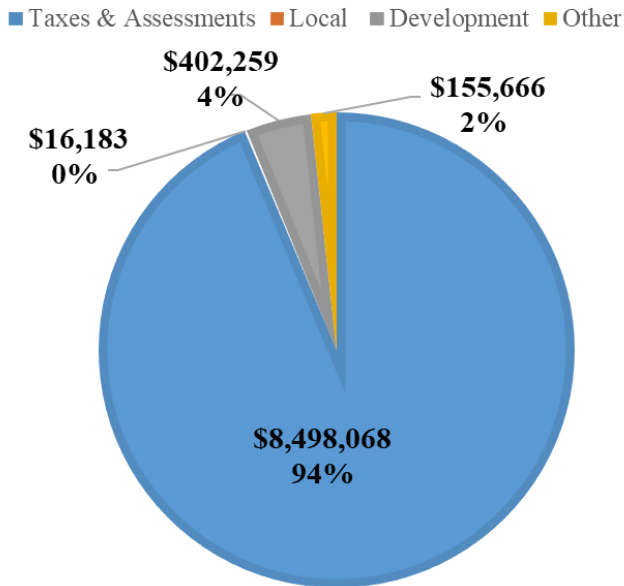
YTD personnel and operating expenditures are averaging a 10.5% increase as compared to 2021 expenditures. However, 2022 expenditures are normalizing to pre-pandemic levels. Currently, 2022 expenditures are 5.42%, or \$185,305, higher than in 2019.

Notable Activity

- City administration renewed a contract with Pepsi. This contract generates revenue to the city in the form of rebates and profit sharing.
- A \$15,000 purchase order was opened for NPDES services.
- Currently Finance is working with staff to open a purchase order for a website audit conducted in February of 2022. The funds are appropriated, but not encumbered, in the IT department.

No additional contractual activity was reported to Finance in July.

Total Expenses by Type = \$9,072,175.89

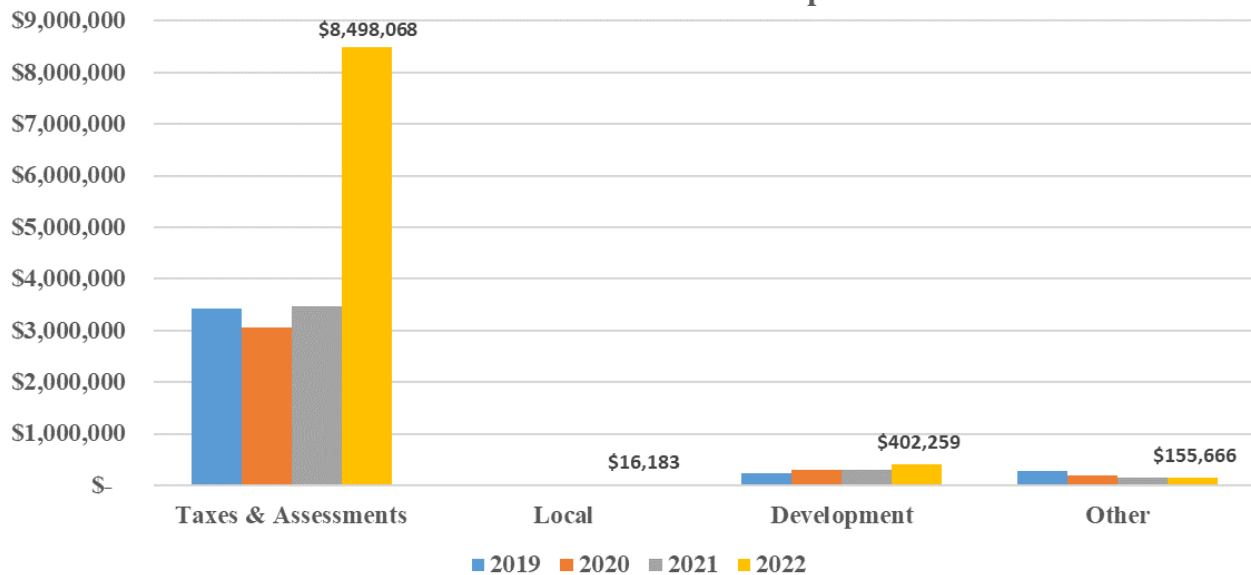


Anticipated percentage of revenues = 58.3% of budget through July

Total revenues are 67.2% of budget

- Taxes and Assessments revenues are 68.8% of budget, a favorable variance of \$1,298,280 or 10.5%.
- Local revenues are 46.0% of budget, an unfavorable variance of \$4,338.13 or 12.3%. This is not uncommon for a small budget line item. The unfavorable variance is mainly driven by rental income (east/community room)
- Development revenues are 51.0% of budget, an unfavorable variance of \$57,434 or 7.3%. Residential building fees (36.4%) and engineering plan review fees (24.4%) are under the 50% estimated threshold. This is timing related.
- Other revenues are 46.26% of budget, an unfavorable variance of 12.04% or \$40,494.55. This is timing related.

General Fund Revenues Comparison

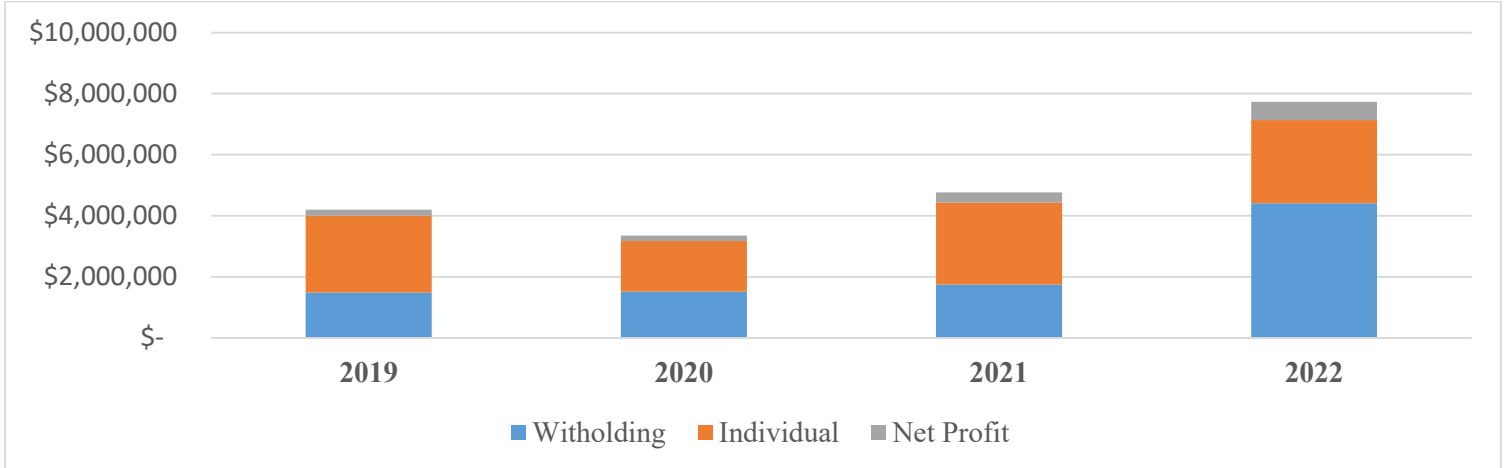


Notable Activity

- Interest income (MTD \$23,943) is starting to pick-up due to our current investment strategy and changes in market rates. The 2 YR T Note rate is currently 3.10% a significant increase from 0.17% last year. In addition, the STAR Ohio rate is 2.2% compared to 0.07% in 2021.
- A new credit card/purchasing card program was established through Key Bank. This program offers the City a 1% rebate payable on an annual basis. The program was implemented in June of 2022 and the first rebate payment is expected in 2023.
- RITA attributes \$684,223 to the work-from-home withholding requirement in effect as of January 1, 2022. This accounts for 15.5% of withholding receipts.

As of July 2022, YTD income tax receipts totaled \$7,729,186, a favorable variance of 62.1%, or \$3,000,000, when compared to receipts over the same period in 2021. The 2022 budgeted income tax revenue is \$11,000,000. The City has collected 70.3% of the expected revenue, a favorable variance of 12% or \$1,316,186.

Income Tax Comparison



	2019	2020	2021	2022	% Change
Withholding	\$1,484,972	\$1,514,421	\$1,744,989	\$4,409,531	
Individual	\$2,519,625	\$1,658,831	\$2,684,823	\$2,728,780	
Net Profit	\$196,509	\$175,660	\$339,670	\$590,875	
Total	\$4,201,106	\$3,348,912	\$4,769,483	\$7,729,186	62.1%

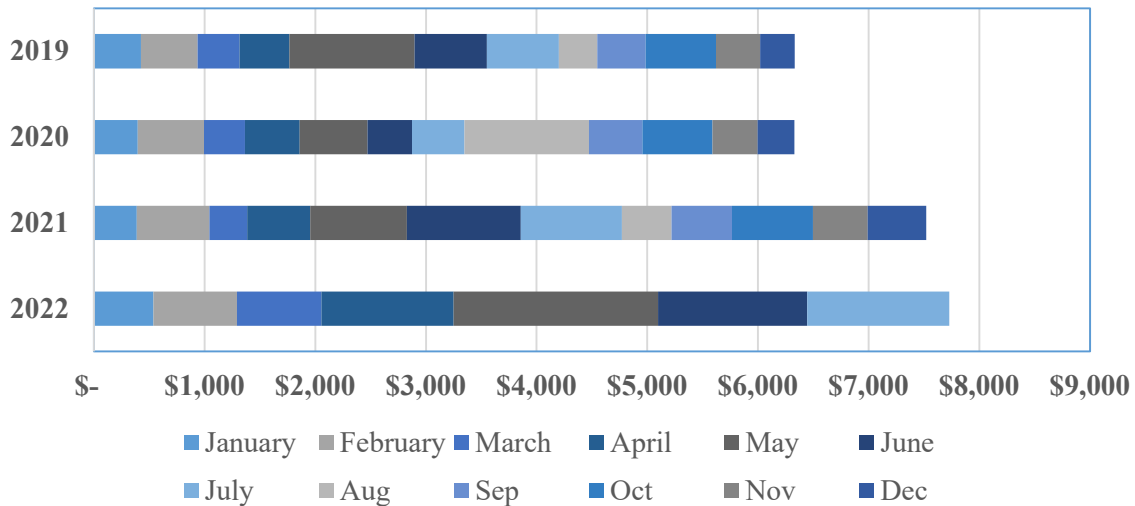
Comparing YTD July 2022 to July 2021

- Withholding collections increased by 187.6% or \$2.9M
- Individual collections increased by 33.6% or \$360,551
- Net Profit collections increased by 110.8% or \$310,551

Comparing July 2022 to June 2022

- Withholding collections decreased by 16.6% or \$128,918
- Individual collections increased by 44.9% or \$175,369
- Net Profit collections decreased by 61.2% or \$61,659

Income Tax Receipts by Month (in Thousands)



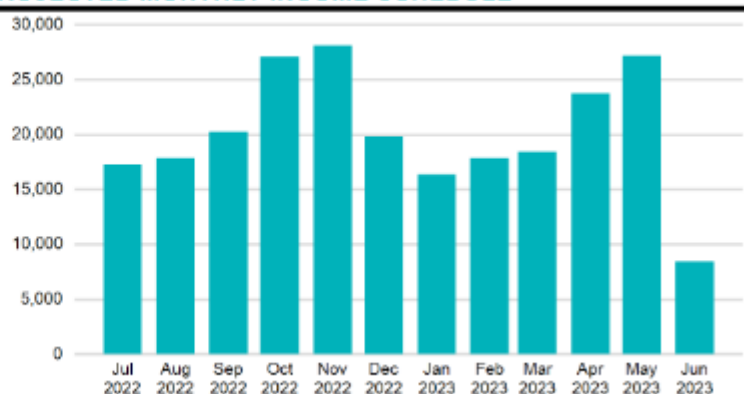
Current Period
07/01/22 to 07/31/22

Beginning Market Value	\$18,282,939.40
Taxable Interest	-3,980.74
Fees and Expenses	-1,519.22
Cash Receipts	2,000,000.00
Change in Investment Value	73,459.35
Change in Accrued Income	27,957.25
Ending Market Value	\$20,378,856.04

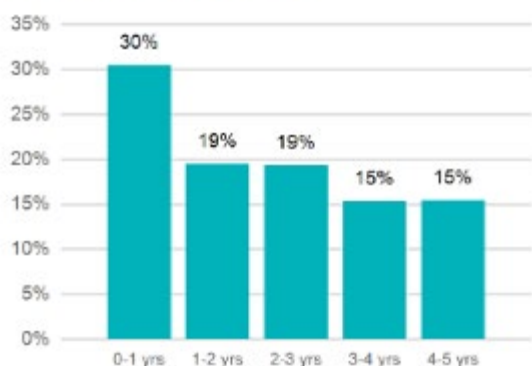
PORTFOLIO CHARACTERISTICS

Portfolio Yield to Maturity	1.99%
Portfolio Effective Duration	1.99 yrs
Weighted Average Maturity	2.11 yrs

PROJECTED MONTHLY INCOME SCHEDULE



MATURITY DISTRIBUTION



Market Rates – As of July 28, 2022 (Provided by Meeder)

	Yesterday	Last Week	Last Year
GDP (\$0-\$25MM)	1.00%	1.00%	NA
STAR Ohio	1.71%	1.69%	0.07%
2 Yr T Note	2.96%	3.10%	0.20%
5 Yr T Note	2.82%	3.00%	0.71%

*Portfolio characteristics as of June 2022.

HR DEPARTMENT REPORT
August 2022



Council Goal – Quality Customer Service: Improve access to services, functions and operations

Recruitment update for open positions:

Public Service Worker – We are recruiting for the vacancy left with Michael Maher’s retirement. We are checking the background on one applicant from the City of Columbus. We are reposting the position on the American Public Workers Association website.

Director of Public Service – We are recruiting for the vacancy left with Buddy Caplinger’s departure. We have had several applicants apply but have not identified a qualified applicant yet for this position. There is an interview scheduled on August 17th and then leadership will decide how to move forward.

Council Goals – Quality Customer Service: Improve access to services, functions and operations and Communications

Lunch and Learn Sessions: We had a free lunch and learn session from Mount Carmel on Thursday, August 11th on “Eating on a Healthy Budget”. We will have one free Lunch and Learn session for September, October, and November.



The City of Powell Police Department

July 2022 Activity Report

Stephen L. Hrytzik
Chief of Police



STATISTICS

	Current Month	Last Month	Last Year	5 Years Ago
Calls for Service	1,899	1,889	1,826	1,871
Dispatched Calls	436	493	502	606
Police Reports	56	70	75	149*
Adult Arrests	9	3	8	17
Juvenile Arrests	0	0	7	7
Traffic Stops	110	110	103	102
Traffic Citations	16	15	9	28
Traffic Crashes	17	19	16	19
False Alarms	41	41	41	36
House Watches	80	59	67	109
Preventative Patrols	181	247	149	113
Stacked Calls	13	12	27	58

*We no longer count false alarms as Police Reports.

NOTABLE CASES

Stolen Vehicle | A car was stolen from a street in Golf Village. Reynoldsburg police recovered the car two weeks later. It had a broken window and peeled ignition. Detectives are processing evidence found in the car. The investigation continues.

Counterfeit Cash | Counterfeit bills were recovered from a business on East Olentangy Street and a resident who received them during a garage sale. The forgeries were discovered when the bills were presented for deposit. ♦



NATURE OF CALLS FOR SERVICE

INCIDENT TYPE	MINUTES ON CALLS	PERCENT OF TIME	CALLS	PERCENT OF CALLS
BUSINESS / HOUSE CHECK	6,610.3	19.9%	1178	62.1%
SPECIAL DETAIL	4,848.8	14.6%	58	3.1%
ASSIST OTHER AGENCY / UNIT	3,711.3	11.2%	82	4.3%
FOLLOW-UP / INVESTIGATION	3,412.4	10.3%	100	5.3%
HARASSMENT/THREATS	3,260.3	9.8%	6	0.3%
CRASH	1,600.4	4.8%	25	1.3%
ALARM/911 HANG-UP	1,328.0	4.0%	90	4.7%
COMMUNITY ENGAGEMENT	1,261.4	3.8%	26	1.4%
TRAFFIC STOP	1,110.7	3.3%	112	5.9%
TRAFFIC CONTROL / DETAIL	998.4	3.0%	54	2.8%
SUSPICIOUS ACTIVITY	945.4	2.8%	41	2.2%
INVESTIGATE COMPLAINT	817.9	2.5%	34	1.8%
THEFT	809.4	2.4%	16	0.8%
DOMESTIC	782.1	2.4%	7	0.4%
ANIMAL CALL	719.6	2.2%	27	1.4%
LOCKOUT	277.4	0.8%	16	0.8%
DOA	173.6	0.5%	1	0.1%
PARKING COMPLAINT	138.8	0.4%	9	0.5%
MENTAL HEALTH CRISIS	127.2	0.4%	1	0.1%
WELL BEING CHECK	122.4	0.4%	4	0.2%
JUVENILE COMPLAINT	87.6	0.3%	6	0.3%
WARRANT	53.0	0.2%	1	0.1%
VANDALISM	51.8	0.2%	1	0.1%
LOST & FOUND	32.6	0.1%	3	0.2%

This is the nature of the call as originally reported by the dispatcher.

STACKED CALLS



RESPONSE TIME



K9 ACTIVITY

Axel and handler Officer Jason Latiolais relaxed on vacation in July. ♦



TRAINING

In July the department conducted 63.5 hours of total training. This included agency training covering Bias Based Policing and Police Pursuit Training. The agency also completed legal updates for Affidavit Maker and Communication Disabilities training. ♦

DRONES

The drones were not deployed in July. ♦

CRISIS INTERVENTION TEAM

Police respond to many calls that are not criminal in nature. Using a CIT (Crisis Intervention Team) disposition notifies HelpLine of Delaware and Morrow Counties that there is a need for further assistance. HelpLine reviews the call information and assigns follow up by agencies such as Maryhaven, SourcePoint, Syntero, or the Delaware County Board of Mental Health.

- ❖ In July, there were two calls with CIT dispositions. ♦

COMMUNITY ORIENTED POLICING

COP Officer Audrey Wilt:

- ❖ Coordinated Safety Camp with Parks & Recreation;
- ❖ Presented a cruiser/belt display for the 4H club (below);
- ❖ Gave Tutor Time daycare a cruiser/belt display;
- ❖ Spoke about home-alone safety to a babysitting class;
- ❖ Attended the Lollipops concert and Playhouse in the Park;
- ❖ Participated in the Third Friday North to Nashville;
- ❖ Inspected one golf cart;
- ❖ Installed three car seats.



Clerk Wolfe - Safety Camp



USE OF FORCE

The Powell Police Department carefully tracks all uses of force by the agency. There was one use of force in July.

- ❖ Officer Hale assisted the Delaware County Sheriff's Office with an OVI arrest where the driver resisted. Officer Hale participated in removing the driver from the vehicle. ♦

TRAFFIC SURVEY (STEALTH STAT)

The Police Department uses this data to assign officers for selective enforcement efforts.

Average Speed: The average speed of all vehicles registered by the StealthStat device.

85th Percentile: 85 percent of all vehicles were at this speed or slower.

Ten-Mile Pace: The range of speeds in which the majority of vehicles were traveling.

Vehicles per Hour: On busy streets, the device cannot accurately count vehicles in the far lane.

Bennett Parkway at Shale Ridge Drive July 3, 2022, Speed Limit 25

Direction	Average Speed	85 th Percentile	Ten-Mile Pace	Average Vehicles per Hour
Westbound	30.65	37	27-36	16.85
Eastbound	28.59	34	26-35	33.95

Baytree Drive July 26-August 2, 2022, Speed Limit 25

Direction	Average Speed	85 th Percentile	Ten-Mile Pace	Average Vehicles per Hour
Northbound	15.99	20	11-20	7.03
Southbound	16.39	22	10-19	7.01

TRAFFIC CRASHES



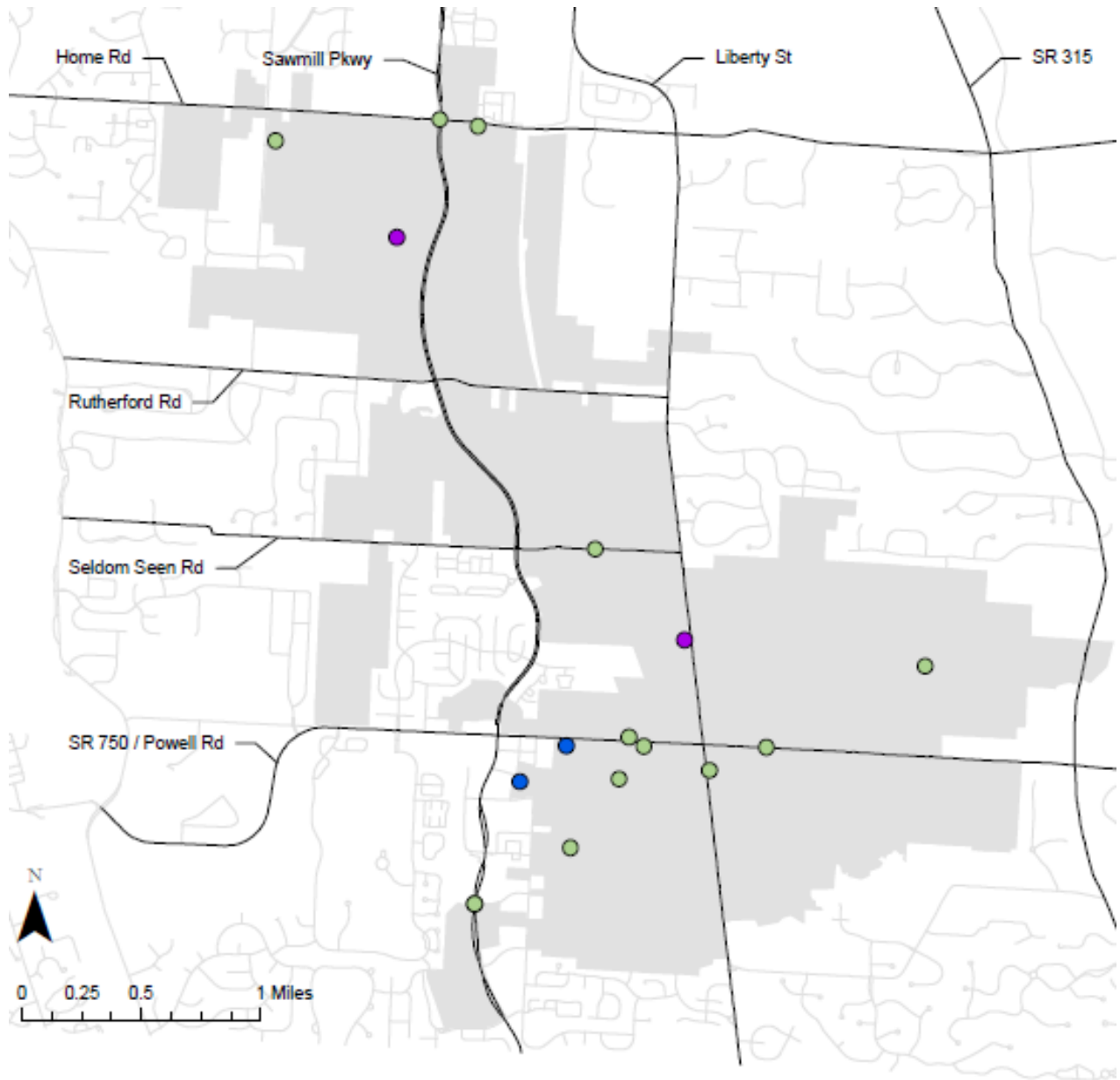
22-12577

CASE	DATE	CAUSE	NARRATIVE
22-12182	7/3/2022	FAILURE TO CONTROL	Unit 1 ran off the road to the right while heading westbound on Seldom Seen Road near Village Park Drive. As a result, Unit 1 struck a roadway adjacent sign. Unit 1 did not remain on scene at the crash, and this was reported after the fact.
22-12389	7/6/2022	FAILURE TO CONTROL	Unit 1 was headed east on SR 750 near Bartholomew Blvd. when a deer came into the roadway and was struck by Unit 1.
22-12577	7/9/2022	RED LIGHT	Unit 1 was traveling northbound on Sawmill Pkwy. when it continued through the intersection on a red light, striking Unit 2, who was headed southbound and turning eastbound onto Presidential Pkwy. CITED
22-12595	7/9/2022	HIT-SKIP	Unit 2 was traveling east behind Unit 3 on SR 750. Unit 1 was following behind Unit 2. Unit 2 began to slow in traffic. Unit 1 continued east and struck Unit 2 in the rear of vehicle. Unit 2 then struck Unit 3 in the rear of the vehicle. Unit 3 left the scene prior to law enforcement arrival. CITED

CASE	DATE	CAUSE	NARRATIVE
22-12670	7/10/2022	MARKED LANES	Unit 1 made an improper turn onto Sawmill Pkwy from Woodcutter Dr. Unit 1 failed to stay within the marked lanes and struck Unit 2. Unit 2 was traveling southbound on Sawmill Pkwy.
22-12680	7/10/2022	FAILURE TO CONTROL	Unit 1 was traveling north on Raccoon Run approaching the intersection of Retreat Ln. Unit 1 did not stop and continued north into the yard of 624 Retreat Ln going down in a small ditch. He continued in the yard and across the driveway (west) into a tree line. Unit 1 struck a tree branch causing minor scratches and scrapes on the driver's side of the vehicle. Unit 1 then backed up (east) back across the driveway and into the yard before finally stopping. CITED
22-12799	7/12/2022	ACDA	Units 1 and 2 were traveling eastbound on SR 750. Unit 2 stopped for traffic ahead and Unit 1 was unable to stop in time and struck Unit 2. CITED
22-12845	7/13/2022	BACKING	Unit 2 was backing out of a parking stall next to unit 1. Unit 1 did not see Unit 2 backing. Unit 1 struck Unit 2 on the front driver's side.
22-12903	7/13/2022	FAILURE TO CONTROL	Unit 1 failed to maintain control in a parking lot located at 3872 Attucks Drive. As a result, Unit 1 struck the building adjacent to the parking lot.
22-12919	7/14/2022	ACDA	Unit 2 was slowing southbound on Murphy Parkway, to turn left onto Murphy's Crossing Dr. Unit 1 was following behind Unit 2. Unit 1 fell asleep and struck Unit 2 in the rear of the vehicle. CITED
22-12996	7/15/2022	ACDA	Unit 1 and unit 2 were Northbound on Liberty Street South of SR750 (in the area of 50 S Liberty). Unit 2 stopped for traffic and unit 1 unable to stop struck unit 2.
22-13358	7/21/2022	ACDA	Unit 2 was stopped in traffic facing north on Sawmill Pkwy. Unit 1 was behind Unit 2. Unit 1 struck Unit 2 in the rear of the vehicle and left the scene. CITED
22-13380	7/22/2022	HIT-SKIP	Unit 1 was eastbound on Home Rd. When the driver admitted that she was distracted by changing a song on her phone. Unit 1 driver failed to see where she needed to turn and turned left into a construction area, where she got stuck off the road. Driver left her vehicle at the scene and did not report this accident. Construction crew noticed vehicle at their site and called the police. CITED

CASE	DATE	CAUSE	NARRATIVE
22-13383	7/22/2022	ACDA	Units 1 and 2 were eastbound on Home Rd. stopped at a traffic light at Sawmill Pkwy. Unit 1 let off the brake and rolled into Unit 2. CITED
22-13388	7/19/2022	BIKE	
22-13679	7/28/2022	CONTROL	Unit 1 was driving eastbound on Brookehill Dr., attempting the exit the complex. Unit 1 approached the open gate and did not see it closing. Unit 1 struck the gate.
22-13794	7/29/2022	CONTROL	Unit 1 was westbound on Grandshire Dr. She looked down, went off the road, and struck a tree. CITED

MAP OF TRAFFIC CRASHES



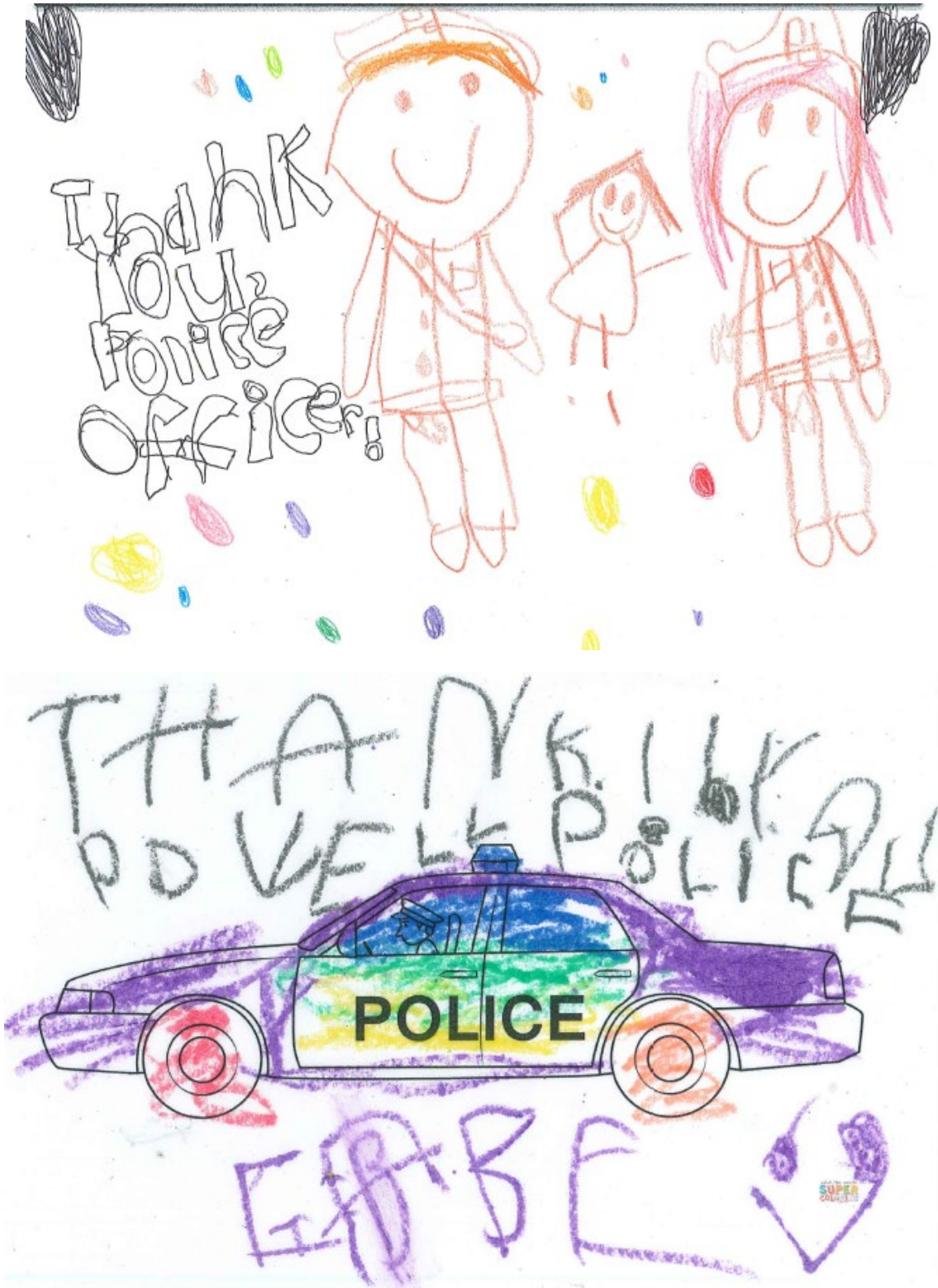
July 2022 Crash Type

- INJURY
- INJURY & PRIVATE PROPERTY
- PRIVATE PROPERTY
- PROPERTY DAMAGE

Map by the City of Powell Development Department

NOTES OF SUPPORT

From Tutor Time:



Thank you to the police
of the City of Powell for
all that you do for us as
citizens

Vinay J. Moplet

OFFICER HEADQUARTERS:

My NAME IS [REDACTED] AND you dealt
with my daughter's, [REDACTED], ISSUE
early Sunday morning - I just wanted to say
Thank-you. I was in the room when you
were talking to my wife on speaker phone.
I have not dealt with this type of ISSUE
before, but I thought it was handled in
A very professional manner. I felt like you
did everything you could to help her.
A statement from her Dad... she's a great
kid that made a bad decision. So glad
the outcome was not worse.

From: Andrew D. White, City Manager

To: City Council

Re: Notice to Legislative Authority of a TREX Transfer to add a D2 Liquor Permit Request to a previously approved transfer of a D3/D5 permit for Fox and Vole, LLC DBA Templo, 50 W. Olentangy Street, Powell, OH 43065

Date: August 16, 2022

Summary:

The City of Powell received a Notice to Legislative Authority (“Notice”) from the Ohio Division of Liquor Control regarding Fox and Vole, LLC, dba Templo, a future business at 50 W. Olentangy Street pursuant to Ohio Revised Code (“ORC”) 4303.26 because the business received an Economic Development Transfer (“TREX”) for liquor permit and the proposed location of the business is located within the corporate limits of the City of Powell and their request for a new Liquor Permit. This is a revision from a previous request to add the D2 type permit to the operations of the business when the previous request allowed D3/D5 only.

The Ohio Division of Liquor Control, and not the City, holds the authority to determine if the business is the type of business eligible to receive a liquor permit. Powell may request a hearing regarding the advisability of the issuance, transfer of ownership, or transfer of location of the permit. Staff is not recommending a hearing.

A TREX transfer allows for the transfer of location, or the transfer of ownership and location, of a liquor permit from within a municipal corporation or unincorporated area to an economic development project located in another municipal corporation, when certain criteria are met, including:

- 1) The acquisition of another business’s liquor permit must be done pursuant to Ohio Administrative Code 4301:1-1-14.
- 2) The location where the permit is being transferred to must not have any available permits or must have a quota of permits available with applicants on the waiting list exceeding the number of openings.
- 3) The City Clerk or appointee must sign Section B of the TREX form or provide a letter stating that it acknowledges the transfer.

The TREX transfer was developed through legislation to try to help those areas of the State that have an over-issuance of permits by TREX transferring them to another area of the State. The application to operate the business is currently pending within the City’s entitlement process. The Historic District Advisory Commission approved minor exterior modifications at the June 23rd meeting and the applicant is currently pursuing a variance to allow a drive aisle width

of 21 feet where 22 feet are required. All other required parking is per Code. If approved by the State, the permit will be issued to the business at 50 West Olentangy Street.

Legal Review:

The Law Director has reviewed this item and does not recommend Council take any formal action.

Financial Review:

None required.

Recommendation:

Based on the review by the Law Director, Staff does not recommend to request a hearing in this matter. Regardless of whether Council desires to request a hearing, the Notice must be signed and returned to the Ohio Division of Liquor Control no later than August 18, 2022.



**Department
of Commerce**

Rev 2/10/2021

Mike DeWine, Governor
Jon Husted, Lt. Governor

Division of Liquor Control
Sheryl Maxfield, Director

Dear Local Legislative Authority Official:

Please find enclosed the legislative notice that is being sent to you regarding the applied for liquor permit as captioned on the notice. You must, within 30 days from the "mailed" date listed on the notice under the bar code:

- Notify the Division whether you object and want a hearing; or
- Ask for your one-time only, 30-day extension.
 - Any requests for a one-time, 30-day extension will be reviewed by the Division upon timely receipt. If granted, your additional 30-days runs from the expiration of the original 30-day period.

To be considered timely, your above response must be faxed, emailed, or mailed to the Division no later than the postmark deadline date given on the form. To speed up processing times and reduce paper, the Division respectfully asks that you either fax or email your response. Please send your response to:

FAX: (614) 644 – 3136

EMAIL: LiquorLicensingMailUnit@com.state.oh.us

MAIL: Ohio Division of Liquor Control
Attn: Licensing Unit
6606 Tussing Road
PO Box 4005
Reynoldsburg, Ohio 43068-9005

Please note that the Division is no longer sending ownership information with this legislative notice. If you want to know who owns the applied for permit you can find that information in two ways:

- Go to https://www.comapps.ohio.gov/llqr/llqr_apps/PermitLookup/PermitHolderOwnership.aspx and enter the permit number listed on the legislative notice; or
- Contact your police department or your county sheriff if you are a township fiscal officer or county clerk. The Division sends the applicable law enforcement agency the pertinent ownership information when it notifies them of the permit application.

Thank you in advance for your cooperation,

Division Licensing Section

Licensing Section
6606 Tussing Road
Reynoldsburg OH 43068-9009

Fax 614-728-1281
TTY/TDD 800-750-0750
com.ohio.gov

An Equal Opportunity Employer and Service Provider

NOTICE TO LEGISLATIVE
AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

28605470005		TREX	FOX AND VOLE LLC
02 01 2022		PERMIT NUMBER	DBA TEMPLO
07 14 2022		ISSUE DATE	50 W OLENTANGY ST
D2		FILING DATE	POWELL OH 43065
21 055 B		PERMIT CLASSES	
F27931		TAX DISTRICT	RECEIPT NO.

FROM 07/18/2022

99182400005			ZEPOL LLC
02 01 2022		PERMIT NUMBER	DBA LA TAVOLA
07 14 2022		ISSUE DATE	& PATIO
D2		FILING DATE	1664 W FIRST AV
25 088		PERMIT CLASSES	GRANDVIEW HGTS OH 43212
RECEIPT NO.			



MAILED 07/18/2022

RESPONSES MUST BE POSTMARKED NO LATER THAN. 08/18/2022

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.
REFER TO THIS NUMBER IN ALL INQUIRIES

B TREX 2860547-0005

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD IN OUR COUNTY SEAT. IN COLUMBUS.

WE DO NOT REQUEST A HEARING.
DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

Amy L. Deere
(Signature)

8/11/22
(Date)

- (Title)- Clerk of County Commissioner
 Clerk of City Council
 Township Fiscal Officer

CLERK OF POWELL CITY COUNCIL
47 HALL ST
POWELL OHIO 43065



From: Andy White, City Manager
To: Members of City Council
Initiated by: Jeffrey S. Tyler,
Re: Resolution 2022-27 – Cargill Salt Contract
Date: August 16, 2022

Summary:

Attached for Council review is the Southwest Ohio Purchasers for Government (SWOP4G) bid acceptance letter for the 2022/23 Rock Salt – Bid #22-021SWOP4G. The bid price is \$71.14/ton for a total of 1,500 tons. The contract dates are from August 1, 2022 to July 31, 2023.

Last year, the contract year bid was \$52.14 which was approximately nineteen dollars lower than this year's bid. However, the bid still remains much lower than the 2021/22 contract year at \$86.64.

The current stockpile remains at about 500 tons. This stockpile will assist the city in being able to enter the winter season with adequate availability prior to having to purchase salt under this new contract cycle. It will also permit the city to act upon any winter weather event that might occur earlier than expected.

Legal Review:

The Law Director's office will review and approve as to form any contract.

Finance Review:

Review not required at this point.

Recommendation:

Staff recommends acceptance of Ordinance 2021-28.

Attachments:

Bid #22-021SWOP4G Bid Tabulation

SWOP4G 2022/2023 ROCK SALT BID 22-021SWOP4G TABULATION

Yellow Highlight designates "Low Bid"

Item No.	Organization	Estimated Total Tons more or less	AMERICAN ROCK SALT CO. LLC		CARGIL INCORPORATED		COMPASS MINERALS		MORTON SALT INC.	
			2022-2023	2023-2024	2022-2023	2023-2024	2022-2023	2023-2024	2022-2023	2023-2024
1	Batavia Township	700	No Bid	No Bid	\$104.76	NO BID	\$94.35	\$101.35	\$88.89	\$95.56
2	Bath Township	300	\$83.16	\$90.73	NO BID	\$97.74	\$105.52	\$112.52	No Bid	No Bid
3	Beavercreek Township	1,200	\$86.81	\$94.71	NO BID	\$101.49	\$103.98	\$110.98	No Bid	No Bid
4	Beavercreek, City of	6,000	\$86.81	\$94.71	NO BID	\$101.21	\$103.98	\$110.98	No Bid	No Bid
5	Bellbrook, City of	500	\$87.55	\$95.52	NO BID	\$106.35	\$103.92	\$110.92	No Bid	No Bid
6	Bexley, City of	100	\$70.95	\$77.41	NO BID	\$79.16	\$79.96	\$86.96	No Bid	No Bid
7	Blendon Township	400	\$71.56	\$78.07	NO BID	\$81.10	\$78.18	\$85.18	No Bid	No Bid
8	Blue Ash, City of	3,000	No Bid	No Bid	\$101.62	NO BID	\$90.97	\$97.97	No Bid	No Bid
9	Brookville, City of	300	\$79.16	\$86.36	NO BID	NO BID	\$104.83	\$111.83	No Bid	No Bid
10	Butler Township	500	\$83.91	\$91.55	NO BID	NO BID	\$103.48	\$110.48	No Bid	No Bid
11	Caesarscreek Township	300	\$73.98	\$80.71	NO BID	\$107.18	\$104.48	\$111.48	No Bid	No Bid
12	Cardington, Village of	75	\$82.06	\$89.53	NO BID	\$96.08	\$71.91	\$78.91	No Bid	No Bid
13	Cedarville, Village of	175	\$81.94	\$89.40	NO BID	\$93.59	\$105.52	\$112.52	No Bid	No Bid
14	Central Ohio Transit Authority	600	\$71.76	\$78.29	NO BID	\$78.33	\$79.68	\$86.68	No Bid	No Bid
15	Clayton, City of	800	\$83.52	\$91.12	NO BID	NO BID	\$103.83	\$110.83	No Bid	No Bid
16	Clearcreek Township	2,200	\$91.29	\$99.60	\$105.93	NO BID	\$96.95	\$103.95	No Bid	No Bid
17	Clermont County Engineer's Office	5,500	No Bid	No Bid	\$104.76	NO BID	\$92.55	\$99.55	\$89.07	\$95.75
18	Clinton Township	250	\$71.31	\$77.80	NO BID	\$78.33	\$78.18	\$85.18	No Bid	No Bid
19	Concord Township	750	\$72.86	\$79.49	NO BID	\$89.42	\$73.67	\$80.67	No Bid	No Bid
20	Dayton Public Schools	300	\$83.52	\$91.12	NO BID	NO BID	\$103.42	\$110.42	No Bid	No Bid
21	Dayton, City of	9,000	\$83.62	\$91.23	NO BID	NO BID	\$97.77	\$104.77	No Bid	No Bid
22	Dublin, City of	2,000	\$71.40	\$77.90	NO BID	\$80.07	\$75.68	\$82.68	No Bid	No Bid
23	Englewood, City of	1,200	\$83.86	\$91.49	NO BID	NO BID	\$93.47	\$100.47	No Bid	No Bid

SWOP4G 2022/2023 ROCK SALT BID 22-021SWOP4G TABULATION

Yellow Highlight designates "Low Bid"

Item No.	Organization	Estimated Total Tons more or less	AMERICAN ROCK SALT CO. LLC		CARGIL INCORPORATED		COMPASS MINERALS		MORTON SALT INC.	
			2022-2023	2023-2024	2022-2023	2023-2024	2022-2023	2023-2024	2022-2023	2023-2024
24	Evendale, Village of	300	No Bid	No Bid	\$101.62	NO BID	\$92.31	\$99.31	No Bid	No Bid
25	Fairborn, City of	1,600	\$83.20	\$90.77	NO BID	\$104.95	\$105.52	\$112.52	No Bid	No Bid
26	Farmersville, Village of	150	\$83.91	\$91.55	NO BID	NO BID	\$103.35	\$110.35	No Bid	No Bid
27	Gahanna, City of	2,800	\$71.84	\$78.38	NO BID	\$78.33	\$77.46	\$84.46	No Bid	No Bid
28	Genoa Township	400	\$71.73	\$78.26	NO BID	\$84.99	\$76.14	\$83.14	No Bid	No Bid
29	Germantown, City of	400	\$84.83	\$92.55	NO BID	NO BID	\$103.45	\$110.45	No Bid	No Bid
30	German Township	250	\$83.46	\$91.05	NO BID	NO BID	\$103.45	\$110.45	No Bid	No Bid
31	Gilead Township (Morrow County)	200	\$83.49	\$91.09	NO BID	\$96.08	\$71.09	\$78.09	No Bid	No Bid
32	Glendale, Village of	200	No Bid	No Bid	\$101.62	NO BID	\$93.31	\$100.31	No Bid	No Bid
33	Goshen Township	600	No Bid	No Bid	\$104.76	NO BID	\$95.33	\$102.33	No Bid	No Bid
34	Grandview Heights, City of	500	\$71.32	\$77.81	NO BID	\$79.30	\$78.18	\$85.18	No Bid	No Bid
35	Greene County Engineer	7,500	\$83.20	\$90.77	NO BID	\$95.80	\$103.48	\$110.48	No Bid	No Bid
36	Hamilton, City of	3000 +/- 1,000	No Bid	No Bid	\$103.47	NO BID	\$90.66	\$97.66	No Bid	No Bid
37	Harlem Township	300	\$72.39	\$78.98	NO BID	\$84.99	\$76.14	\$83.14	No Bid	No Bid
38	Harrison Township	1,000	\$83.25	\$90.83	NO BID	NO BID	\$103.48	\$110.48	No Bid	No Bid
39	Hilliard, City of	1,500	\$83.90	\$91.53	NO BID	NO BID	\$78.18	\$85.18	No Bid	No Bid
40	Huber Heights, City of	3,000	\$83.98	\$91.62	NO BID	NO BID	\$100.06	\$107.06	No Bid	No Bid
41	Indian Hill, Village of	2,500	No Bid	No Bid	\$101.62	NO BID	\$90.97	\$97.97	No Bid	No Bid
42	Jackson Township	150	\$83.21	\$90.78	NO BID	NO BID	\$103.35	\$110.35	No Bid	No Bid
43	Jamestown, Village of	80	\$83.17	\$90.74	NO BID	NO BID	\$106.52	\$113.52	No Bid	No Bid
44	Jefferson Township	500	\$83.28	\$90.86	NO BID	NO BID	\$104.77	\$111.77	No Bid	No Bid
45	Kettering, City of	5,500	\$83.80	\$91.43	NO BID	NO BID	\$98.77	\$105.77	No Bid	No Bid
46	Mad River Local Schools	110	\$83.73	\$91.35	NO BID	NO BID	\$105.06	\$112.06	No Bid	No Bid

SWOP4G 2022/2023 ROCK SALT BID 22-021SWOP4G TABULATION

Yellow Highlight designates "Low Bid"

Item No.	Organization	Estimated Total Tons more or less	AMERICAN ROCK SALT CO. LLC		CARGIL INCORPORATED		COMPASS MINERALS		MORTON SALT INC.	
			2022-2023	2023-2024	2022-2023	2023-2024	2022-2023	2023-2024	2022-2023	2023-2024
47	Mason, City of	5,500	\$91.22	\$99.52	\$105.93	NO BID	\$92.35	\$99.35	No Bid	No Bid
48	Miami County Engineers Office	5,000	\$78.84	\$86.01	NO BID	\$111.61	\$78.47	\$85.47	No Bid	No Bid
49	Miami Township (Clermont County)	3,500	No Bid	No Bid	\$104.76	NO BID	\$90.97	\$97.97	No Bid	No Bid
50	Miami Township (Montgomery County)	3,000	\$83.61	\$91.22	NO BID	NO BID	\$98.80	\$105.80	No Bid	No Bid
51	Miamisburg, City of	3,500	\$83.99	\$91.63	NO BID	NO BID	\$98.80	\$105.80	No Bid	No Bid
52	Middletown, City of	4,500	No Bid	No Bid	\$103.47	NO BID	\$93.33	\$100.33	No Bid	No Bid
53	Milford, City of	700	No Bid	No Bid	\$104.76	NO BID	\$93.97	\$100.97	No Bid	No Bid
54	Monroe, City of	2,500	No Bid	No Bid	\$103.47	NO BID	\$94.33	\$101.33	No Bid	No Bid
55	Montgomery County Engineer's Office	10,000	\$83.22	\$90.79	NO BID	NO BID	\$98.48	\$105.48	No Bid	No Bid
56	Montgomery County Parks	150	\$83.60	\$91.21	NO BID	NO BID	\$104.48	\$111.48	No Bid	No Bid
57	Moraine, City of	800	\$83.05	\$90.61	NO BID	NO BID	\$103.42	\$110.42	No Bid	No Bid
58	Mount Gilead, Village	150	\$72.68	\$79.29	NO BID	\$96.08	\$71.09	\$78.09	No Bid	No Bid
59	New Carlisle, City of	300	\$77.11	\$84.13	NO BID	\$94.97	\$107.70	\$114.70	No Bid	No Bid
60	New Jasper Township	400	\$83.17	\$90.74	NO BID	\$96.37	\$104.98	\$111.98	No Bid	No Bid
61	Oakwood, City of	900	\$83.98	\$91.62	NO BID	NO BID	\$102.77	\$109.77	No Bid	No Bid
62	Obetz, City of	600	\$71.46	\$77.96	NO BID	\$79.44	\$79.96	\$86.96	No Bid	No Bid
63	Perry Township (Franklin County)	400	\$71.33	\$77.82	NO BID	\$81.93	\$77.17	\$84.17	No Bid	No Bid
64	Pierce Township	1,000	No Bid	No Bid	\$104.76	NO BID	\$92.47	\$99.47	No Bid	No Bid
65	Piqua, City of	2,500	\$80.32	\$87.63	NO BID	\$113.70	\$77.73	\$84.73	No Bid	No Bid
66	Powell, City of	1,500	\$71.14	\$77.61	NO BID	\$84.99	\$77.17	\$84.17	No Bid	No Bid
67	Riverside, City of	1,500	\$83.17	\$90.74	NO BID	NO BID	\$103.56	\$110.56	No Bid	No Bid
68	Sharonville, City of	1,500	No Bid	No Bid	\$101.62	NO BID	\$91.31	\$98.31	No Bid	No Bid
69	Sidney, City of	1,200	\$79.33	\$86.55	NO BID	\$108.84	\$78.92	\$85.92	No Bid	No Bid

SWOP4G 2022/2023 ROCK SALT BID 22-021SWOP4G TABULATION

Yellow Highlight designates "Low Bid"

Item No.	Organization	Estimated Total Tons more or less	AMERICAN ROCK SALT CO. LLC		CARGIL INCORPORATED		COMPASS MINERALS		MORTON SALT INC.	
			2022-2023	2023-2024	2022-2023	2023-2024	2022-2023	2023-2024	2022-2023	2023-2024
70	St. Bernard, Village of	530	No Bid	No Bid	\$101.62	NO BID	\$91.54	\$98.54	\$86.51	\$93.00
71	Stonelick Township	300	No Bid	No Bid	\$104.76	NO BID	\$94.35	\$101.35	\$88.89	\$95.56
72	Sugarcreek Township	1,000	\$77.52	\$84.57	NO BID	\$107.04	\$103.67	\$110.67	No Bid	No Bid
73	Tate Township (Clermont County OH)	250	No Bid	No Bid	\$104.76	NO BID	\$96.33	\$103.33	\$90.08	\$96.84
74	Trenton, City of	500	No Bid	No Bid	\$103.47	NO BID	\$95.85	\$102.85	No Bid	No Bid
75	Trotwood, City of	2,000	\$83.69	\$91.31	NO BID	NO BID	\$102.48	\$109.48	No Bid	No Bid
76	Troy, City of	300	\$79.23	\$86.44	NO BID	\$113.84	\$80.97	\$87.97	No Bid	No Bid
77	Union Township Trustees	2,200	\$83.16	\$90.73	\$104.76	NO BID	\$90.97	\$97.97	\$86.98	\$93.50
78	Union, City of	600	\$75.60	\$82.48	NO BID	NO B ID	\$93.47	\$100.47	No Bid	No Bid
79	Upper Arlington, City of	750	\$71.32	\$77.81	NO BID	\$79.84	\$79.96	\$86.96	No Bid	No Bid
80	Vandalia, City of	2,000	\$83.82	\$91.45	NO BID	NO BID	\$92.21	\$99.21	No Bid	No Bid
81	Washington Township (Montgomery County OH)	2,500	\$83.91	\$91.55	NO BID	NO BID	\$101.35	\$108.35	No Bid	No Bid
82	Washington Township (Clermont County)	200	No Bid	No Bid	\$104.76	NO BID	\$95.33	\$102.33	\$89.07	\$95.75
83	West Carrollton, City of	1,000	\$83.75	\$91.37	NO BID	NO BID	\$103.35	\$110.35	No Bid	No Bid
84	West Jefferson, Village of	400	\$76.22	\$83.16	NO BID	\$84.99	\$83.46	\$90.46	No Bid	No Bid
85	West Milton, Municipality of	300	\$79.23	\$86.44	NO BID	\$106.75	\$82.71	\$89.71	No Bid	No Bid
86	Whitehall, City of	4,000	\$71.66	\$78.18	NO BID	\$106.75	\$77.46	\$84.46	No Bid	No Bid
87	Williamsburg Township	200	No Bid	No Bid	\$104.76	NO BID	\$96.33	\$103.33	\$90.08	\$96.84
88	Woodlawn OH, Village of	300	No Bid	No Bid	\$101.62	NO BID	\$92.31	\$99.31	No Bid	No Bid
89	Worthington, City of	1,500	\$71.32	\$77.81	NO BID	\$79.72	\$78.18	\$85.18	No Bid	No Bid
90	Wright-Patterson AFB <i>item 15.0 in General Specifications</i>	**See 2,100	\$87.62	\$95.59	NO BID	NO BID	NO BID	NO BID	No Bid	No Bid
91	Xenia, City of	1,500	\$85.98	\$93.80	NO BID	\$95.66	\$103.98	\$110.98	No Bid	No Bid
92	Xenia Township	800	\$83.23	\$90.80	NO BID	\$97.06	\$103.98	\$110.98	No Bid	No Bid

SWOP4G 2022/2023 ROCK SALT BID 22-021SWOP4G TABULATION

Yellow Highlight designates "Low Bid"

<u>Item No.</u>	<u>Organization</u>	<u>Estimated Total Tons more or less</u>	AMERICAN ROCK SALT CO. LLC		CARGIL INCORPORATED		COMPASS MINERALS		MORTON SALT INC.	
			<u>2022-2023</u>	<u>2023-2024</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2022-2023</u>	<u>2023-2024</u>
93	Village of Yellow Springs	300	\$84.13	\$91.79	NO BID	\$93.86	\$105.52	\$112.52	No Bid	No Bid

From: Andrew D. White, City Manager
To: Members of City Council
Initiated By: Claudia D. Husak, AICP, Planning Director
Elise C. Schellin, Development Planner
Re: Ordinance 2022-20 – Amendment to an Approved Final Development Plan
Date: August 2, 2022

Summary:

This ordinance is a request for review and approval of an Amendment to a Final Development Plan for a ±1.5-acre site at 233 South Liberty Street, known as Carmendy Station. A Final Development Plan for this parcel was previously approved with the adoption of Ordinance 2008-22, which approved the existing DLC Electric building as well as two additional commercial buildings fronting South Liberty Street. The two commercial buildings fronting South Liberty were never constructed, and KAD, LLC is now proposing an amendment to construct five residential units in two condominium buildings.

In 2019, the applicant applied for an Amendment to a Final Development Plan with an updated plan for the buildings fronting South Liberty Street. The Amendment was reviewed by the Planning and Zoning Commission on October 9, 2019 and was sent to the Historic Downtown Advisory Commission for comment on November 14, 2019. Following this review, the applicant did not move forward with further approvals and therefore the development process remained incomplete.

This year the applicant brought the amendment forward again, and the Planning and Zoning Commission reviewed the project as an Amendment to a Final Development Plan on May 11, 2022. The application was sent to the Historic Downtown Advisory Commission for review and recommendation, and on June 23, 2022 HDAC recommended approval of the project to the Planning and Zoning Commission. On July 13, 2022, the Planning and Zoning Commission reviewed the proposal and recommended approval to City Council with conditions, as outlined in the Record of Action.

The electronic version of the Amended Development Plan is included in the Council packet as an exhibit to this ordinance. For a paper copy, please contact Staff.

Site Details

The site, parcel number 31943102027000, is located on the west side of South Liberty Street. North of the site is Village Green Park. To the west, the CSX Railroad binds the site. A single-family home is to the south of the site. The project site and all adjacent properties are zoned Downtown Business District.

Proposal Details

The applicant is proposing two condominium buildings on the ±1.5-acre site. A 4,659-square-foot building along the South Liberty Street frontage contains three units, each with a 2-car garage and porch elements. The second condominium building fronts a private drive and

consists of two units in a 1,915-square-foot building, which also includes a 2-car garage and porch for each unit. Four of the five condo units are intended to be renter occupied, with the remaining unit intended to be owner occupied. The option of live/work space is available for units B and C, which front South Liberty Street.

Access to the site remains off the existing drive from South Liberty Street. In addition to the 2-car garages, three off-street parking spaces are provided. The applicant also plans to dedicate 25 feet of right-of-way from the centerline of South Liberty Street, parallel to the existing property line. An asphalt bike path exists within the area of the dedicated right-of-way.

Ordinance Review

Zoning Code Section 1143.11(r) states once a final development plan for a planned district has been approved by Council, all subsequent substantial changes to that plan shall only be permitted by resubmission as a new substitute plan and repatriation of the procedures established in these sections. “Substantial change” for the purposes of this section shall mean any modification of an approved planned district development plan, as determined by the Zoning Administrator that results in:

1. Any increase in the number, or change in the type and/or mix of residences, and/or non-residential building area or land use;
2. Decrease in the approved minimum lot size, number of parking spaces to be provided, and/or trash storage areas;
3. Change in the approved location of land uses, land use subareas or sub-elements, streets, public or private parkland and other public facilities, and/or natural environmental preserves or scenic easements by more than thirty (30) feet;
4. Reduction in area of public and/or private parklands or other public facilities and/or natural environmental preserves or scenic easements;
5. Alteration of basic geometry and/or operational characteristics of any element of the approved street pattern, parking facilities, service access, trash storage facilities, and/or system of pedestrian and/or equestrian paths that results in a change in operating characteristics or character;
6. Any circumstance below the minimum requirements established in this Zoning Ordinance or as required in the approval of a conditionally permitted use in a planned district.

This proposal is determined to be a substantial change from the 2008 Final Development Plan based on numbers 1, 2, 3, and 5 as outlined above, and therefore must be resubmitted as a new plan and follow the approval procedures outlined in Section 1143.11.

Ordinance History

The Planning and Zoning Commission recommended approval to City Council for this Amendment at their July 13, 2022 meeting with the following four conditions:

- 1) The applicant submit a Photometric Plan with the zoning certificate application for staff review;
- 2) The applicant work with Staff and the Architectural Advisor to create a more cohesive color scheme between the two residential buildings;
- 3) The applicant work with the City to document all necessary easements and right-of-way dedications;
- 4) The applicant finalized signage with Staff.

Prior to this action by the Commission, the Amendment was reviewed and comments provided on May 11, 2022, where the Commission sent the project to the Historic Downtown Advisory Commission for review and recommendation. On June 23, 2022 HDAC recommended approval of the project to the Planning and Zoning Commission. Following review by City Council, staff will continue to work with the applicant to satisfy the above conditions through the permitting process.

Legal Review:

The Law Director and Community Development Staff have reviewed this ordinance to ensure compliance with the Zoning Code.

Financial Review:

The developer will be required to pay a recreation fee of \$4,650 per dwelling unit for a total of \$23,250, and development fees of \$400 per dwelling unit for a total of \$2,000. This equates to a total of \$25,250 to be collected for the site.

In addition, property taxes will be collected and distributed to the City once the parcel is revalued as improved land.

Recommendation:

Staff and the Planning and Zoning Commission recommend approval of Ordinance 2022-20 at the second reading/public hearing on August 16, 2022.



HISTORIC DOWNTOWN ADVISORY COMMISSION (HDAC)
CERTIFICATE OF APPROPRIATENESS APPLICATION

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Per Fee Schedule

Applicant: Taylor Houvig, The Jones Studio Address/

City/State/Zip:

Email Address:

Phone No: Cell Phone No: Fax No:

Property Owner:

Address/City/State/Zip:

Email Address:

Phone No: Cell Phone No: Fax No:

Architect/Designer for Applicant:

Address/City/State/Zip:

Email Address:

Phone No: Cell Phone No: Fax No:

Property Address:

Lot Number/Subdivision: Existing Use: Proposed Use:

Proposed type of Environmental Change:

Empty rectangular box for proposed environmental change details.

Checklist:

- Attach 5 copies of plot plan as well as any other drawings or written material that will help the Administration and Commission understand the nature of the proposal.
1 digital copy (CD, USB, Email) of the complete application packet.
Attach a list of contiguous property owners as well as directly across the street from and within 250 feet of property
Attach the required fee - \$150.00 per unit (New Residential Construction)
Attach the required fee - \$50.00 (Residential Additions/Remodeling)
Attach the required fee - \$250.00 per unit (New Commercial Construction)
Attach the required fee - \$100.00 (Commercial Additions/Remodeling)
Attach the required fee - \$50.00 (Commercial Signs)
Attach the required fee - \$100.00 (Demolition Review)
Post a public notice sign at least (10) days prior to a public hearing or public meeting, pursuant to ordinance 1107.035
Public notice sign details found here.

(See Over)

I agree to grant the City Staff, the Commission, Board or Council considering this application access to the property that is the subject of this application for the purposes of reviewing this application and posting public notice for this application.

Signature of Applicant: _____

Date: _____

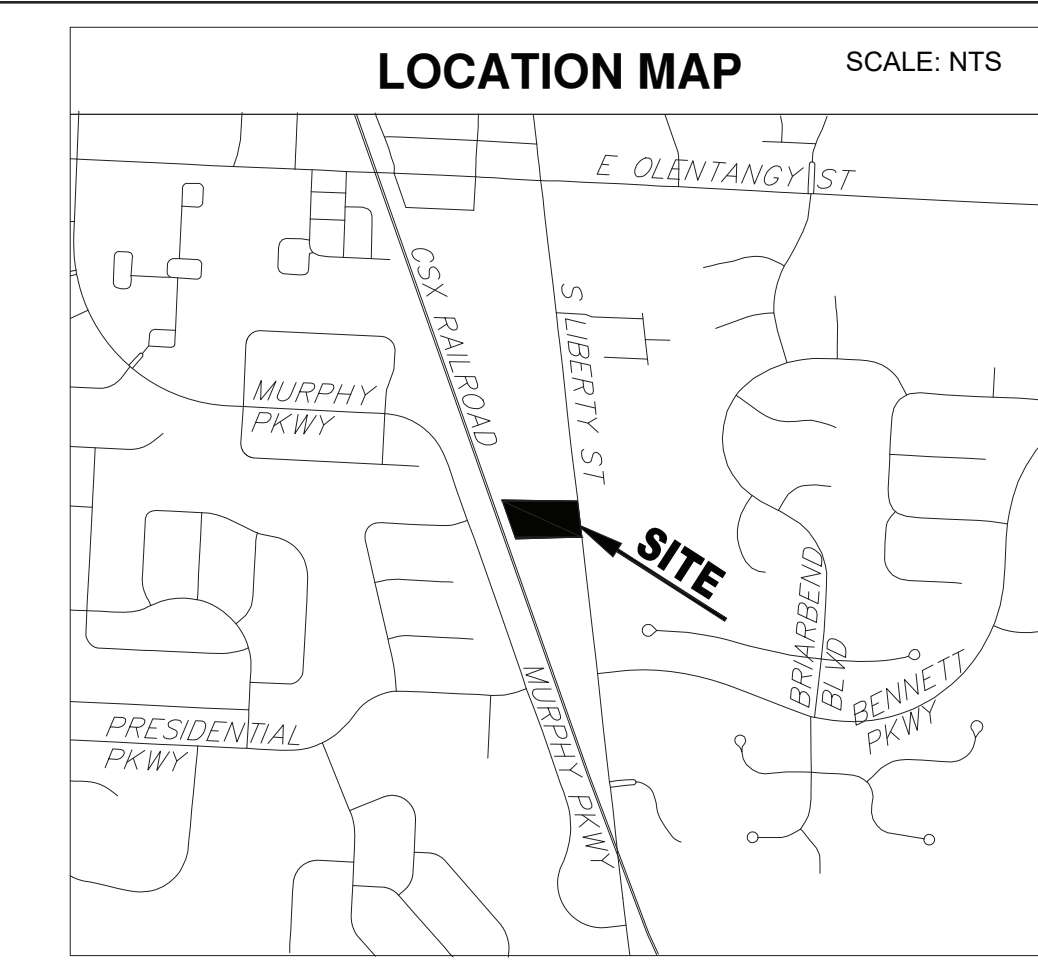
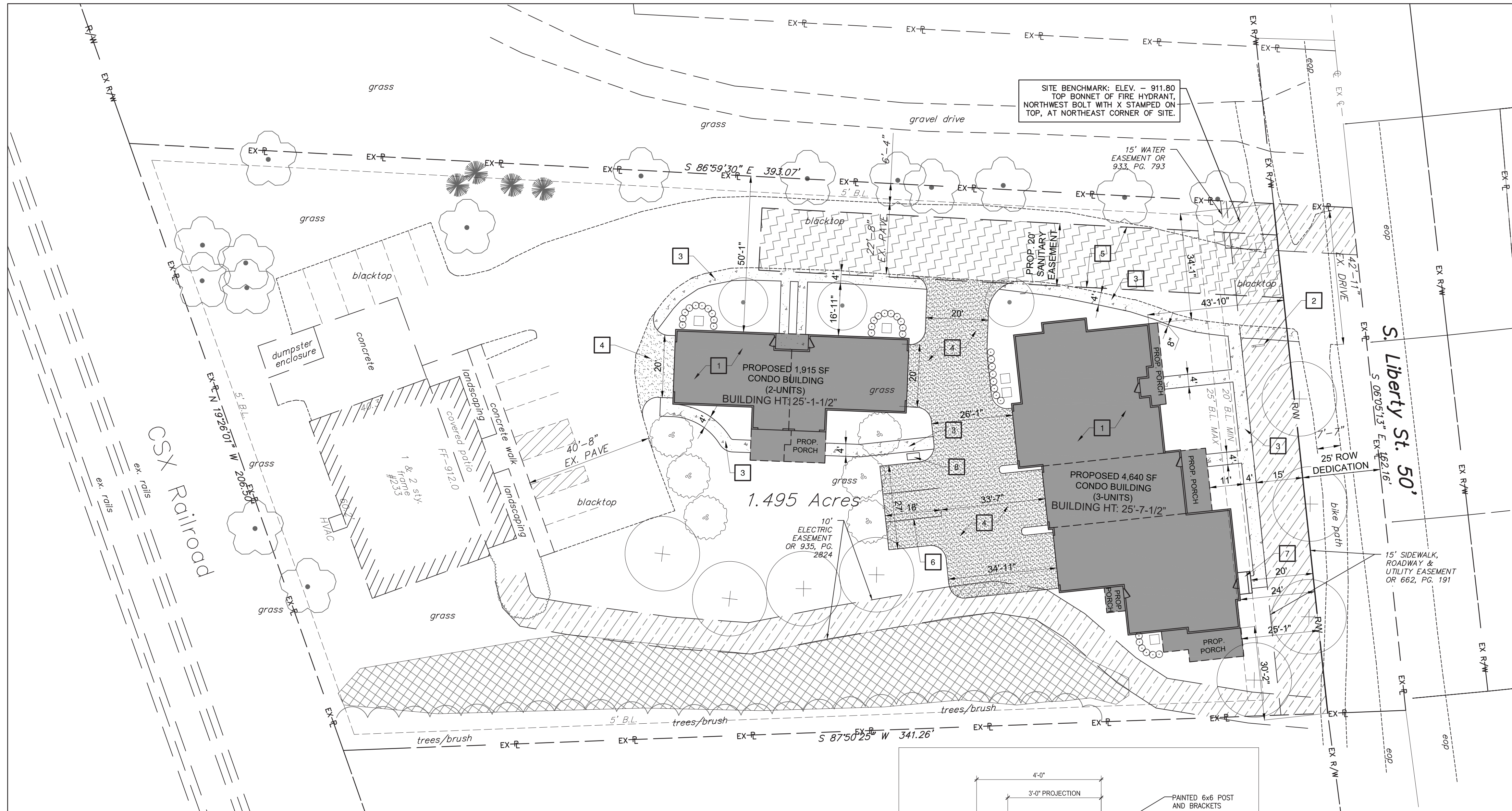
Office Use
Received

Office Use
Type/Date: _____
Prepared by: _____
Reviewed by: _____
PAYOR: _____
RECIEPT # _____

City of Powell · 47 Hall Street · Powell, Ohio 43065 · (614) 885-5380 · (614) 885-5339 fax· www.cityofpowell.us

233 S Liberty St. Contiguous Property Owners:

1. Parcel Number: 31943102025008
Owner Name: MCCLURG PROPERTIES LLC
Address: 217 S LIBERTY ST, POWELL 43065
2. Parcel Number: 31943102025007
Owner Name: MCCLURG PROPERTIES LLC
Address: 209 S LIBERTY ST, POWELL 43065
3. Parcel Number: 31943102025005
Owner Name: PLATINUM GROUP INVESTMENTS LLC
Address: 189 S LIBERTY ST, POWELL 43065
4. Parcel Number: 31943103026000
Owner Name: 154 SOUTH LIBERTY LLC
Address: 196 S LIBERTY ST, POWELL 43065
5. Parcel Number: 31943103027000
Owner Name: MCCLURG PROPERTIES LLC
Address: 204 S LIBERTY ST, POWELL 43065
6. Parcel Number: 31943103035000
Owner Name: FAITH LIFE CHURCH INC
Address: 284 S LIBERTY ST, POWELL 43065
7. Parcel Number: 31943103029000
Owner Name: SMALLWOOD DEBORAH J
Address: 236 S LIBERTY ST, POWELL 43065
8. Parcel Number: 31943103032000
Owner Name: SOUTH LIBERTY STREET LLC
Address: 240 S LIBERTY ST, POWELL 43065
9. Parcel Number: 31943103034000
Owner Name: GRANDMINICO MICHAEL
Address: 264 S LIBERTY ST, POWELL 43065
10. Parcel Number: 31943102028000
Owner Name: RUOF MARK
Address: 255 S LIBERTY ST, POWELL 43065
11. Parcel Number: 31943102029000
Owner Name: BANCONE LIMITED LLC
Address: 271 S LIBERTY ST, POWELL 43065
12. Parcel Number: 31943102030000
Owner Name: BANCONE LIMITED LLC
Address: 285 S LIBERTY ST, POWELL 43065



SITE DATA

SITE ADDRESS:
233 S LIBERTY STREET, POWELL OHIO 43065

OWNER:
KAD LLC
233 S LIBERTY STREET POWELL OHIO 43065

PARCEL:
31943102027000

SITE:
EXISTING SITE = 65,122 SF (1.495 AC.)
PROPOSED ROW DEDICATION = 4,083 SF (0.094 AC.)
SITE (EXCLUDING ROW DEDICATION) = 61,039 SF (1.401 AC.)

BUILDING:
EXISTING BUILDING AREA = 2,979 SF
PROPOSED BUILDING (INCLUDING PORCHES) = 3 UNIT BLDG = 5,175 SF
2 UNIT BLDG = 2,208
TOTAL PROPOSED = 7,383 SF
SITE TOTAL = 10,362 SF

PROPOSED USE:
EXISTING USE - COMMERCIAL

PARKING:
PROVIDED:
EXISTING BUSINESS USE = 10 STANDARD (8' x 19') + 1 ACCESSIBLE = 11 SPACES
PROPOSED RESIDENTIAL USE = 3 STANDARD (8' x 19') + 5 UNITS W/ 2 CAR GARAGES = 13 SPACES
TOTAL = 24

CURRENT ZONING:
DB - DOWNTOWN BUSINESS DISTRICT

SETBACKS:
BUILDINGS
FRONT: 20' MINIMUM, 25' MAXIMUM
REAR: 5'
SIDE: 5'

IMPERVIOUS AREA (EXCLUDING ROW DEDICATION):
EXISTING BUILDING = 2,979 SF, PAVEMENT & WALKS = 12,688 SF
PROPOSED BUILDING = 7,383 SF, PAVEMENT & WALKS = 5,012 SF
TOTAL BUILDING = 10,362 SF, PAVEMENT & WALKS = 17,538 SF
SITE TOTAL = 27,900 SF
SITE COVERAGE = 45.7% (27,900 / 61,039)

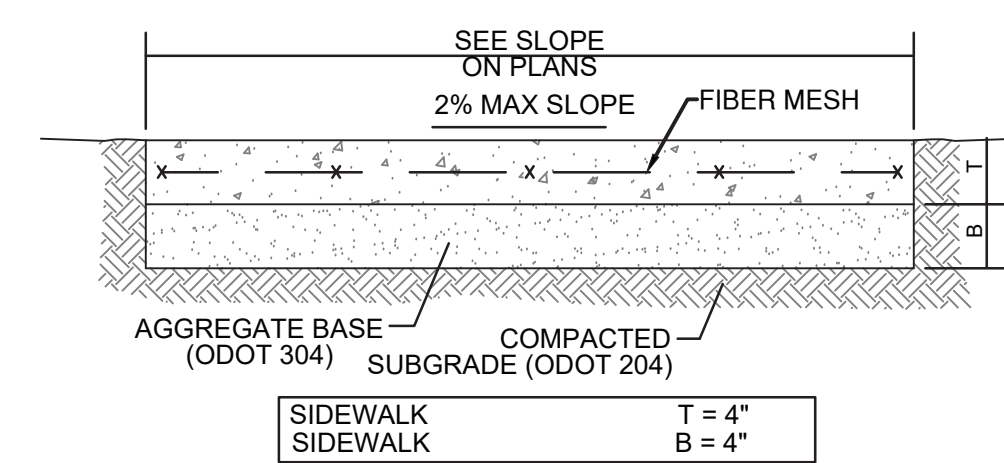
PLANS PREPARED FOR:

PLANS PREPARED BY:
brack
ENGINEERING
NATHAN HARRINGTON
5659 GREYSTONE LN
HILLIARD, OH 43026
E: NHARRINGTON@BRACKENG.COM
P: 614.506.3662

SITE PLAN
CARMENDY STATION
233 SOUTH LIBERTY STREET, POWELL OHIO 43065

REVISIONS NO.	DATE	DESCRIPTION

DATE: 05/19/2022
JOB NO.: 2021-38
DESIGN: NBH
CHECKED: NBH
SHEET NO. **C101**

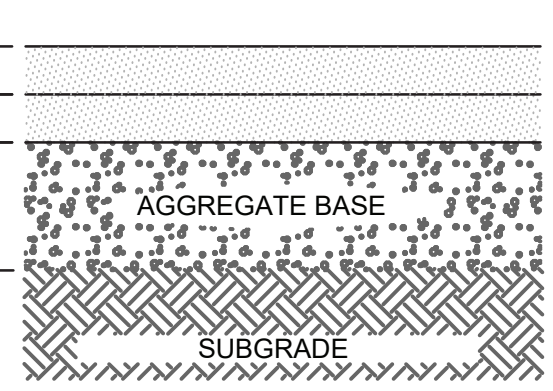


- NOTES**
- 1) USE 3/8"x 4" EXPANSION JOINTS AT CHANGE OF DIRECTIONS, CURBS, RIGID STRUCTURES, AND RIGID PAVEMENT. ON STRAIGHT RUNS PROVIDE EXPANSION JOINTS EVERY 20 FEET.
 - 2) CONCRETE SIDEWALKS- USE READY-MIX CONCRETE WITH 4,000 PSI STRENGTH @ 28 DAYS.
 - 3) USE REINFORCEMENT - 6x 6 - W1.4x W1.4 W.W.M.
 - 4) TOOL ALL EXPOSED EDGES AND JOINTS TO 3/4" RADIUS.
 - 5) BROOM FINISH ACROSS DIRECTION OF TRAVEL.
 - 6) USE CITY OF COLUMBUS STANDARD DRAWING 2300 FOR ALL SIDEWALK CONSTRUCTED WITHIN THE RIGHT-OF-WAY.

PRIVATE CONCRETE SIDEWALK DETAIL
NOT TO SCALE

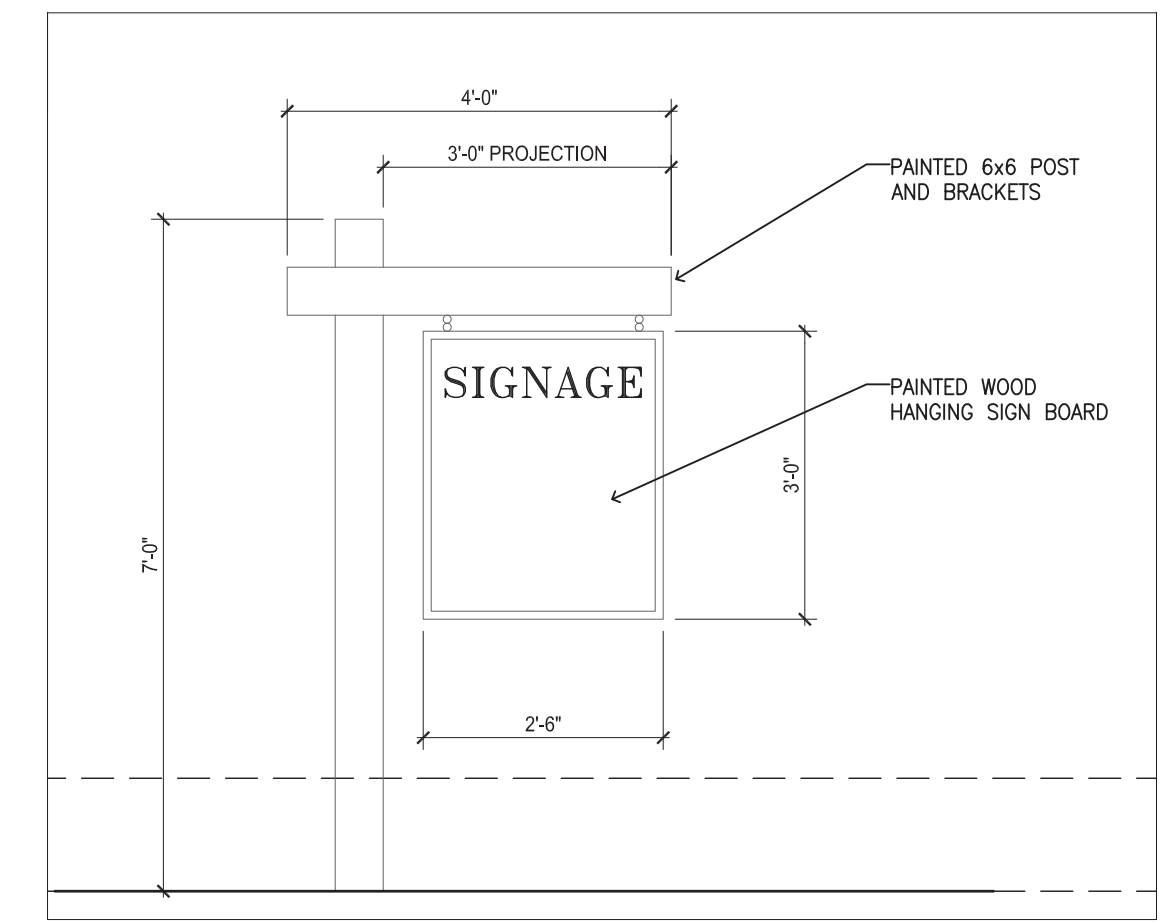
ASPHALT PAVING

- A = 1.5" ASPHALT SURFACE (ODOT CMS 448)
 - B = TACK COAT (0.05 GAL/S.Y.)
 - C = 2.5" ASPHALT BASE (ODOT CMS 448)
 - D = 8" OF AGGREGATE BASE (ODOT CMS 304)
- SUBGRADE = PROOFROLLED PER GEOTECH (ODOT CMS 204)



NOTES
SUBGRADE / EARTHWORK OPERATIONS/ PLACEMENT OF MATERIAL SHALL MEET THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE ODOT STANDARD SPECIFICATIONS.

PAVING SECTIONS
NOT TO SCALE



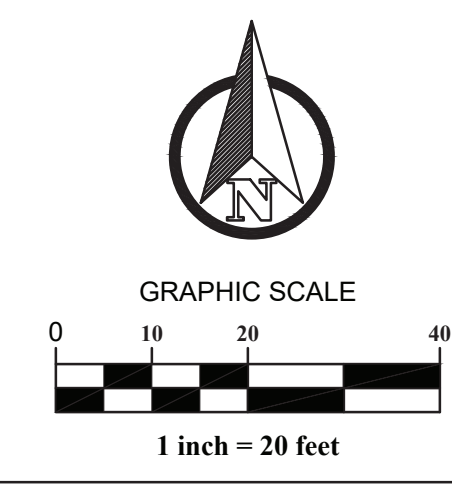
SIGN DETAIL
Scale: 1/2" = 1' - 0"

KEYED NOTES

- 1 PROPOSED BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- 2 PROPOSED FREE STANDING SIGN. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- 3 PROPOSED CONCRETE SIDEWALK.
- 4 PROPOSED ASPHALTIC PAVING.
- 5 PROPOSED 20' SANITARY EASEMENT
- 6 ALKYD-READY MIX (YELLOW) PAVEMENT STRIPING PER DOT SPECIFICATIONS.
- 7 PROPOSED CONCRETE STOOP
- 8 PROPOSED 5 UNIT COMMERCIAL MAILBOX

PLAN LEGEND

[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED CONCRETE
[Symbol]	PROPOSED ASPHALT PAVEMENT
[Symbol]	PROPOSED SANITARY EASEMENT
[Symbol]	EXISTING EASEMENT
[Symbol]	EXISTING DRY POND AREA



VICINITY MAP
Scale: NTS

GENERAL NOTES:

- The use of these documents are restricted to the original site for which they were prepared. Reuse or reproduction of these documents, (whole or in part) for any other purpose is prohibited. Ownership of these documents remains with Brian Kent Jones Architects Inc.
- The general contractor and sub-contractors shall be solely responsible for complying with all federal, state, local, and safety requirements together with exercising precautions at all times for the protection of persons including employees and property. It is the sole responsibility of the general contractor and sub-contractors to initiate, maintain, and supervise all safety requirements, precautions, and programs in connection with the work. The general contractor and sub-contractors are responsible for securing and maintaining all necessary insurance including workers compensation.
- The architect is not responsible for the method of construction. The general contractor shall be responsible for coordination of all work and for the means, methods, procedures, techniques, and sequence of construction.
- The general contractor shall provide all required permits, fees, and inspections as may be required by governing bodies having legal jurisdiction.
- When the general contractor accepts delivery of all items noted on the plans either in contract or not in contract he shall be responsible for loss and / or damage of these items.
- The general contractor shall verify all dimensions and existing field conditions with the drawings. In particular: soil conditions, incoming utilities, etc. The general contractor shall report immediately to the architect any variances or field conditions that may cause construction problems prior to commencing work.
- All work including plumbing, hvac, and electrical work not detailed herein, shall comply with applicable state and local building codes and the building standards referenced therein.
- Plan dimensions are to the face of rough framing or masonry unless noted otherwise. Dimensions of exterior frame walls include 1/2" thick sheathing. All interior stud walls are dimensioned at 3 1/2" unless noted otherwise.
- Drawings are not to be scaled. Written dimensions govern. All partition locations, all door and opening locations shall be as shown on floor plan. Any discrepancies between field dimensions and / or observations with those indicated on the drawings should be brought to the immediate attention of the architect for clarification / correction before proceeding with work in affected areas.
- If conflicts between the building material specifications and there design characteristics arise, the greater specification shall take precedence as determined by the architect.
- The contractor is responsible for keeping the premises in a neat and orderly fashion. Construction debris removal from the site shall be the responsibility of the contractors.
- All material used in the construction of this project shall be new unless otherwise noted. Reject and replace any damaged material resulting from warpages, weather damage, or other causes.
- The contractor is responsible for coordination of all work including adequate per-review of all shop drawings. Errors due to lack of review and / or coordination shall be corrected at the expense of the contractor.
- The contractor is responsible for maintaining a secure site at all times. The contractor shall cover and secure any exposed pits, trenches, etc. at the end of each work day.
- All garages must be separated from the residence (walls, ceiling, attic space, etc.) with 5/8" Type X gypsum board.
- It is the sole responsibility of the contractor to provide and coordinate all flashing, waterproofing, damp-proofing, and management of water distribution (i.e. gutters, downspouts, internal drains, thru-wall flashing, sub-surface drainage, etc.) associated with the structure.
- It is the sole responsibility of the contractor to notify the owner that all houses have a potential to have radon levels that exceed the recommended levels established by the United States EPA. It is not the responsibility of Brian Kent Jones Architects, Inc. or the structural engineer to determine if radon abatement system is needed. Radon resistant construction techniques meeting the requirements of the RCO AF103.1 are to be used.
- The site development plan included in this set may not identify all known easements, set-backs, walls, utilities, grading, flood plain analyses or additional civil engineering evaluations with regard to the impact of any adjacent waterways.
- It is the responsibility of the general contractor to verify all subsurface conditions associated with the site and to confirm the bearing criteria of the soils.
- Sites in proximity to water features require familiarity on the contractor's part to manage any associated risks. It is the sole responsibility of the general contractor to assess and inform the client of the recommended analysis, evaluation and troubleshooting including but not limited to: flood plain analysis, management of hydraulic risks, subsurface geotechnical analyses (groundwater, soils) and utilities.
- The design of this house is based on the following:
 - The contractor understanding and applying all applicable building codes.
 - The contractor understanding and applying building principles used for residential construction.
 - The contractor being experienced with construction of a residence of the size, complexity, and expected quality of this residence.
 - The contractor being knowledgeable and experienced with various building materials and how they interact with each other.
 - The contractor proceeding with the work in a timely manner so that the residence is subjected to a minimum amount of rain, snow, and wind.
 - The contractor being experienced enough to execute details not shown on these documents.

FOUNDATION NOTES:

- Reference structural engineers foundation wall design details and general notes for additional information.
- Minimum footing depth to be 36" below grade or to firm bearing, whichever is greater.
- All lumber in contact with any masonry surface is to be treated wood. Maintain 1/2" air space between any stud wall and masonry wall.
- The finished grade away from foundation walls shall fall a minimum of 6" within the first 10'-0".
- Concrete slabs in the lower level shall be 3500 psi. and garage slab shall be 4000 psi. and both shall be air-entrained concrete with a vapor barrier over base course in accordance with applicable codes.
- It is solely the contractor's responsibility to follow all applicable safety codes and regulations during all phases of construction.
- Masonry footings on these drawings have been designed for a load-bearing value of soil of 1500 psf. It is the responsibility of the general contractor to verify actual site conditions.

GENERAL FRAMING NOTES:

- Reference structural engineers general notes and details for additional criteria.
- All new lumber used in the construction of this project shall meet the values of #2 spruce, pine, fir northern: fb = 875 / 1000, fv = 70 psi, fc = 725 psi, e = 1,300,000. (When material specifications vary between these values and the structural engineer's drawings, the greater value shall govern.)
- Minimum bearing of all structural members shall be 1 1/2" unless noted otherwise.
- All interior dimensions to face of stud (3/2") unless noted otherwise.
- All exterior dimensions to face of sheathing (4" or 6" to be noted on plans) unless noted otherwise.
- All I/II beams shall bear on minimum (3") solid 2x4's glued and nailed unless noted otherwise.
- All exterior wall headers to be 2-2x10's (4" walls) 3-2x10's (6" walls) at height specified on the plans unless noted otherwise.
- Sheathing to joists / trusses: Floors - glue and nail - at panel edges 16" o.c. at intermediate supports. Use adhesive meeting APA specifications APG-01 and applied in accordance with manufacturer's recommendations. Roofs - use Bd nails at 6" o.c. at panel edges and 12" o.c. at intermediate supports, unless noted otherwise.
- Apply continuous bead of glue on joists and groove of tongue-and-groove panels.
- Provide attic access per code requirements. Any attic space over 30" in height shall have a framed 22" x 30" opening. (These locations are not exhaustively indicated on the drawings.)
- Ceiling soffits and coffered ceilings to be determined by owner and architect at a later date.
- Dashed areas indicate soffits. Soffit heights are either noted on the plans or are to be determined by the owner and architect at a later date.
- R502.14 Fire resistance of floors. Floor assemblies, not required elsewhere in this code to be fire resistance rated, shall be provided with a 1/2" gypsum board membrane or a 5/8" wood structural panel membrane or an equivalent material on the underside of the floor framing member which complies with Section 302.14

TREATED LUMBER:

Due to the discontinued production of CCA (chromated copper arsenate) type preservative treatment, newer preservative treatments will require that all metal fasteners that come in contact with these types of treated lumber, be of corrosive-resistant material. Industry standards recommend stainless steel or not less than G185 galvanized anchors and / or fasteners to be used.

ROOM FINISH SCHEDULE:

- Floor finishes and ceiling heights are indicated on the floor plan.
- All walls: painted drywall, color to be selected by owner.
- All ceilings: smooth painted drywall, color to be selected by owner.
- All base and casing: wood base and casings per owner's specifications.

INSULATION INFORMATION:

Follow RES Check Compliance Report on M4.1

HVAC NOTES:

- HVAC to be in full compliance with current code.
- HVAC contractor to submit manual J calculations.

ATTIC VENTILATION:

Soffit vents and roof or ridge vents are to be used. The required total sq. ft. of attic ventilation is determined by the requirements of Section R806 Roof Ventilation.

R806.1 Ventilation required. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilating openings shall be provided with corrosion-resistant wire mesh, with 1/8 inch minimum to 1/4 inch maximum openings.

R806.2 Minimum area. The total net free ventilating area shall not be less than 1 to 150 of the area of the space ventilated except that the total area is permitted to be reduced to 1 to 300, provided at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1 to 300 when a vapor barrier having a transmission rate not exceeding 1 perm (57.4 mg/s.m².Pa) is installed on the warm side of the ceiling.






WINDOW INFORMATION:

- Window designations shown on the drawings are based on Windsor Pinnacle Clad series.
- In rooms with inadequate window ventilation (storage rooms, bathrooms, etc.) The mechanical ventilation system provided shall be capable of producing 0.35 air change per hour in the room or a whole-house mechanical ventilation system is installed capable of supplying outdoor ventilation air of 15 cubic feet per minute (cfm)(7.08 L / s) per occupant computed on the basis of two occupants for the first bedroom and one occupant for each additional bedroom.
- Glazing in hazardous locations as defined in Section R308.4 shall be provided with a manufacturer's or installer's label, designating the type and thickness of glass and the safety glazing standard with which it complies, which is visible in the final installation.
- R310.1 Emergency escape and rescue required. Basements with habitable space and every sleeping room shall have at least one openable emergency escape and rescue window or exterior door opening for emergency escape and rescue. Where openings are provided as a means of escape and rescue they shall have a sill height of not more than 44 inches above the floor. R310.1.1 All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet. R310.1.2 The minimum net clear opening height shall be 24 inches. R310.1.3 The minimum net clear opening width shall be 20 inches.
- Fenestration should be in compliance with R1102.1

DOOR INFORMATION:

- Interior doors: Style and finish by owner. Hardware selected by owner.
- Door designation example: 2668 indicates a door 2'-6" wide X 6'-8" high.
- Glass in exterior doors, interior doors, shower doors, and tub enclosures shall comply with the requirements of R308.3 Human impact loads.
- Doors between the garage and residence shall be equipped with solid wood not less than 1 3/8" in thickness, solid or honeycomb core steel doors not less than 1 3/8" thick, or 20-minute fire-rated doors.

WALL LEGEND:

	2x4 or 2x6 Wood Stud Wall
	Stone
	Concrete Block Wall
	Poured Concrete Wall
	Alternates

ELECTRIC NOTES:

- Electric to be in full compliance with the 2014 National Electric Code.
- 400 amp electric service to be grounded.
- Smoke alarms shall be installed per RCO 314.3
 - Smoke detectors and CO2 detectors shall be installed in:
 - All sleeping rooms
 - Outside and in the immediate vicinity of each sleeping room
 - On each additional story including basements and habitable attics
 - All detectors shall be interconnected
 - Where the interior floor area for a given level of a dwelling unit is greater than 1,000 s.f., smoke alarms shall be installed so all points on the ceiling shall have a smoke alarm within a distance of 30 feet travel distance or shall have an equivalent of one smoke alarm per 500 s.f. of floor area. Per NFPA 72 29.5.1.3
 - Smoke alarms and smoke detectors shall not be installed within a 36" horizontal path from a door to a bathroom containing a shower or tub. Per NFPA 72 29.8.3.4(5)
 - All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with provisions of this code and the house hold fire warning equipment provisions of NFPA 72. On each level within each dwelling unit smoke alarms utilizing photoelectric and ionization technologies shall be installed. Separate or dual-sensing smoke alarms may be used. A smoke alarm located in accordance with section 314.3(2) shall include photoelectric technology. Per RCO 314.1
- CO alarms shall be installed outside each sleeping room Per RCO 315

CODE DATA:

GOVERNING CODE: 2019 RESIDENTIAL CODE OF OHIO

SQUARE FOOTAGE (BASE):

UNIT A	
FINISHED L.L.	1,297
FIRST FLOOR	1,385
SECOND FLOOR	569
TOTAL	3,251
2 CAR GARAGE	430
PORCHES	290
UNIT B	
FIRST FLOOR	464
SECOND FLOOR	908
TOTAL	1,372
2 CAR GARAGE	478
PORCHES	334
UNIT C	
FIRST FLOOR	1,411
SECOND FLOOR	682
TOTAL	2,093
2 CAR GARAGE	511
PORCHES	130

SHEET INDEX:

SHEET NUMBER	DESCRIPTION
GN-1	General Notes
SP.1	Architectural Site Plan
A0.0	Lower Level/Foundation Plan
A1.1	First Floor Plan
A2.1	Second Floor Plan
A3.1	Roof Plan
A5.1	Exterior Elevations
A5.2	Exterior Elevations
A6.1	Building Sections
A7.1	Wall Sections
A7.2	Wall Sections

CARMENDY STATION - 3 UNIT
233 SOUTH LIBERTY STREET
POWELL, OHIO

OWNERSHIP AND USE OF DOCUMENTS:
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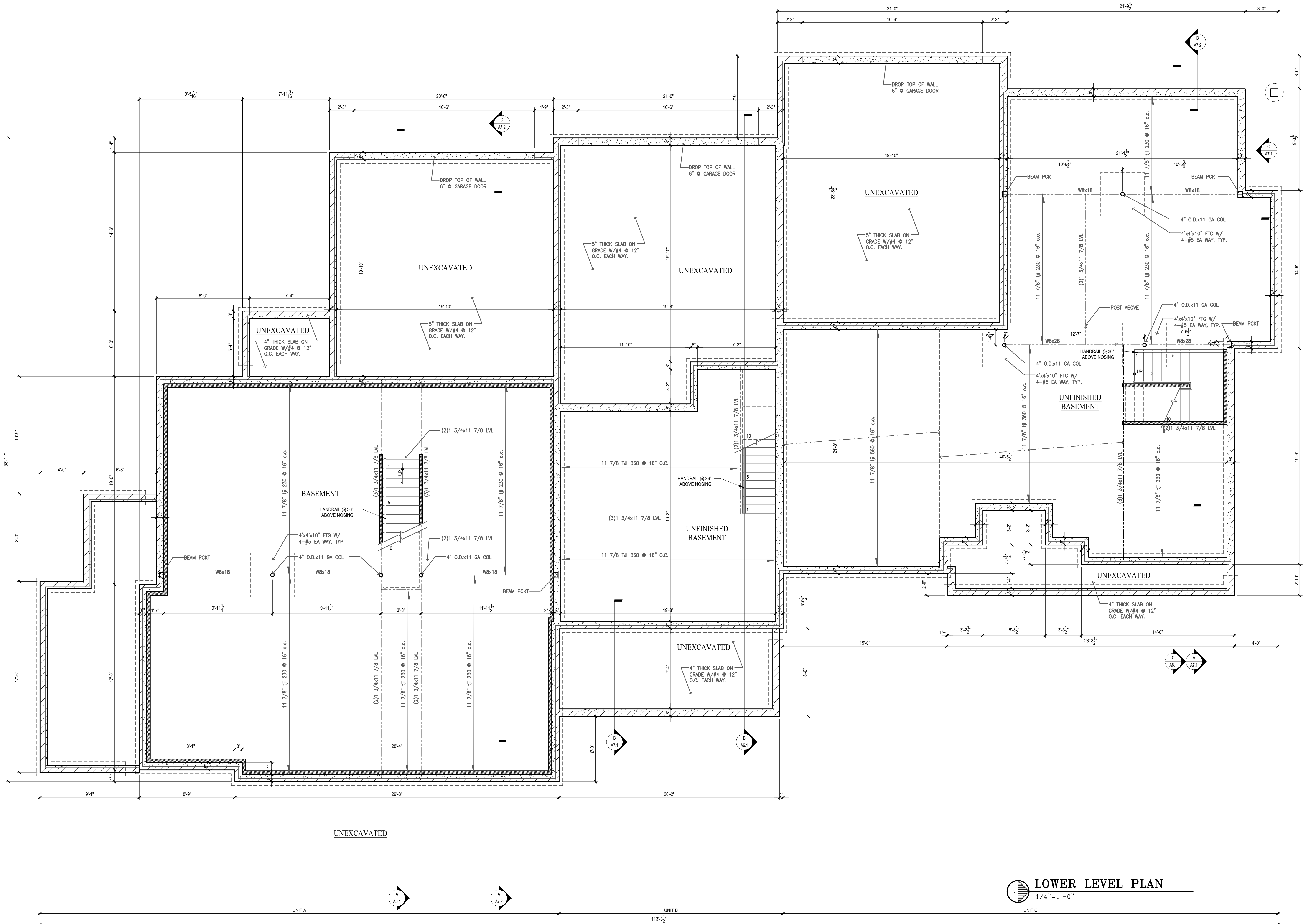
GENERAL NOTES

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REVISIONS

GN-1



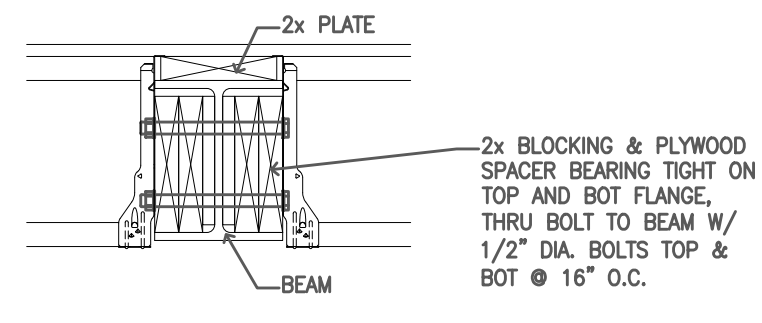
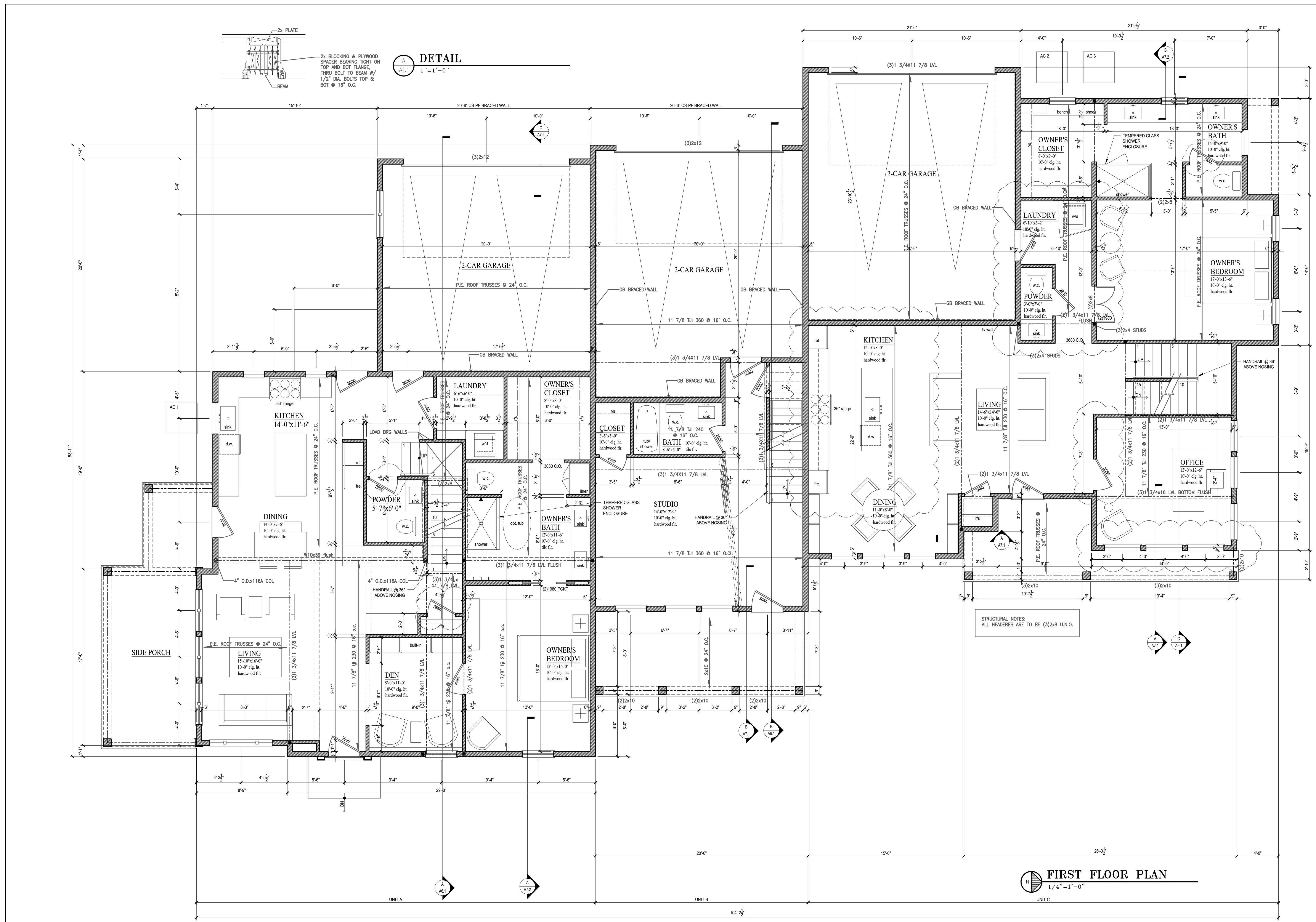
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LOWER LEVEL PLAN
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REVISIONS
A0.0

LOWER LEVEL PLAN
 1/4"=1'-0"



A1.1
 1" = 1'-0"

FIRST FLOOR PLAN
 1/4" = 1'-0"

STRUCTURAL NOTES:
 ALL HEADERS ARE TO BE (3)2x8 U.N.O.

CARMENDY STATION - 3 UNIT
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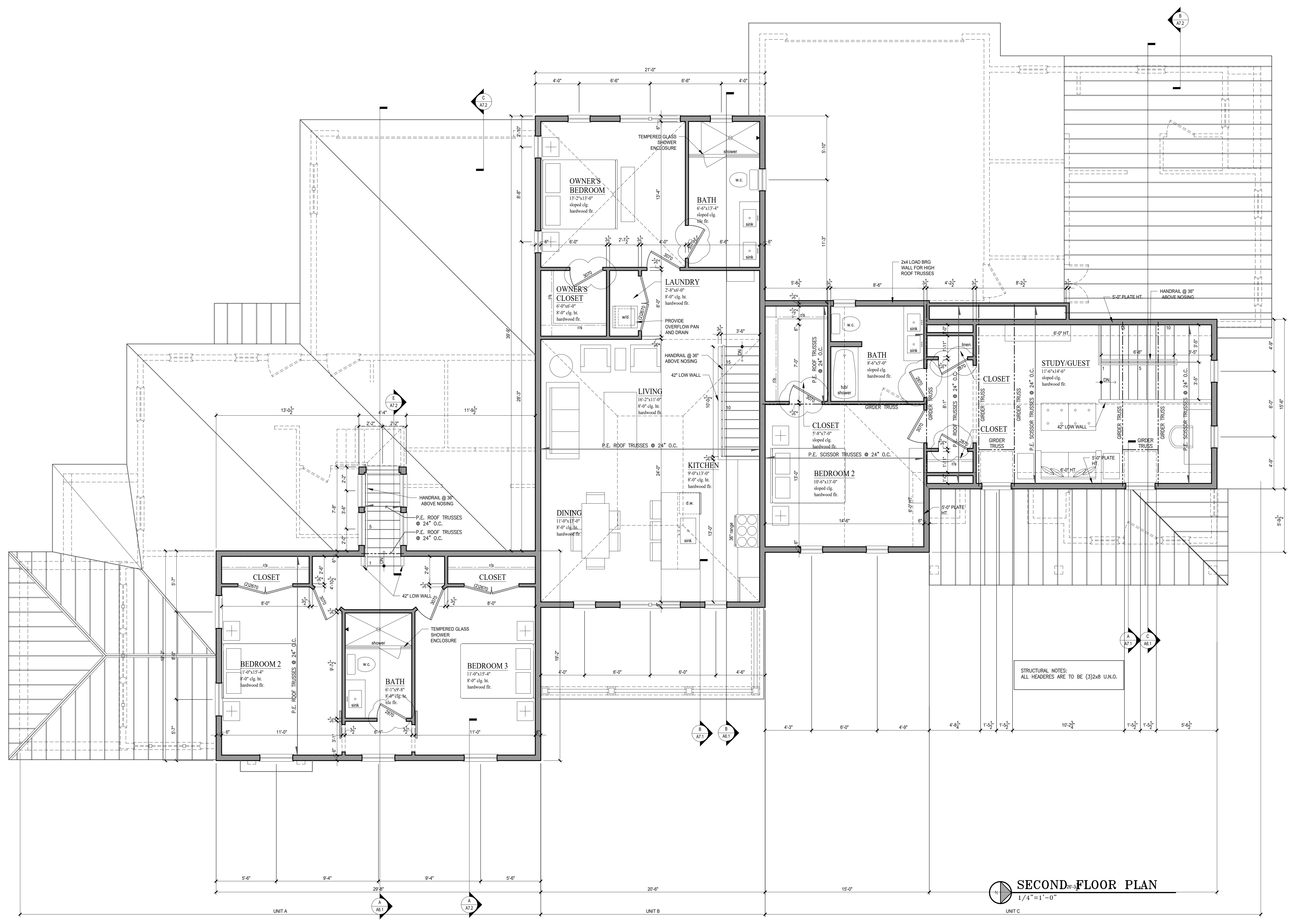
FIRST FLOOR PLAN

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CONSTRUCTION DOCUMENTS

REVISIONS

A1.1

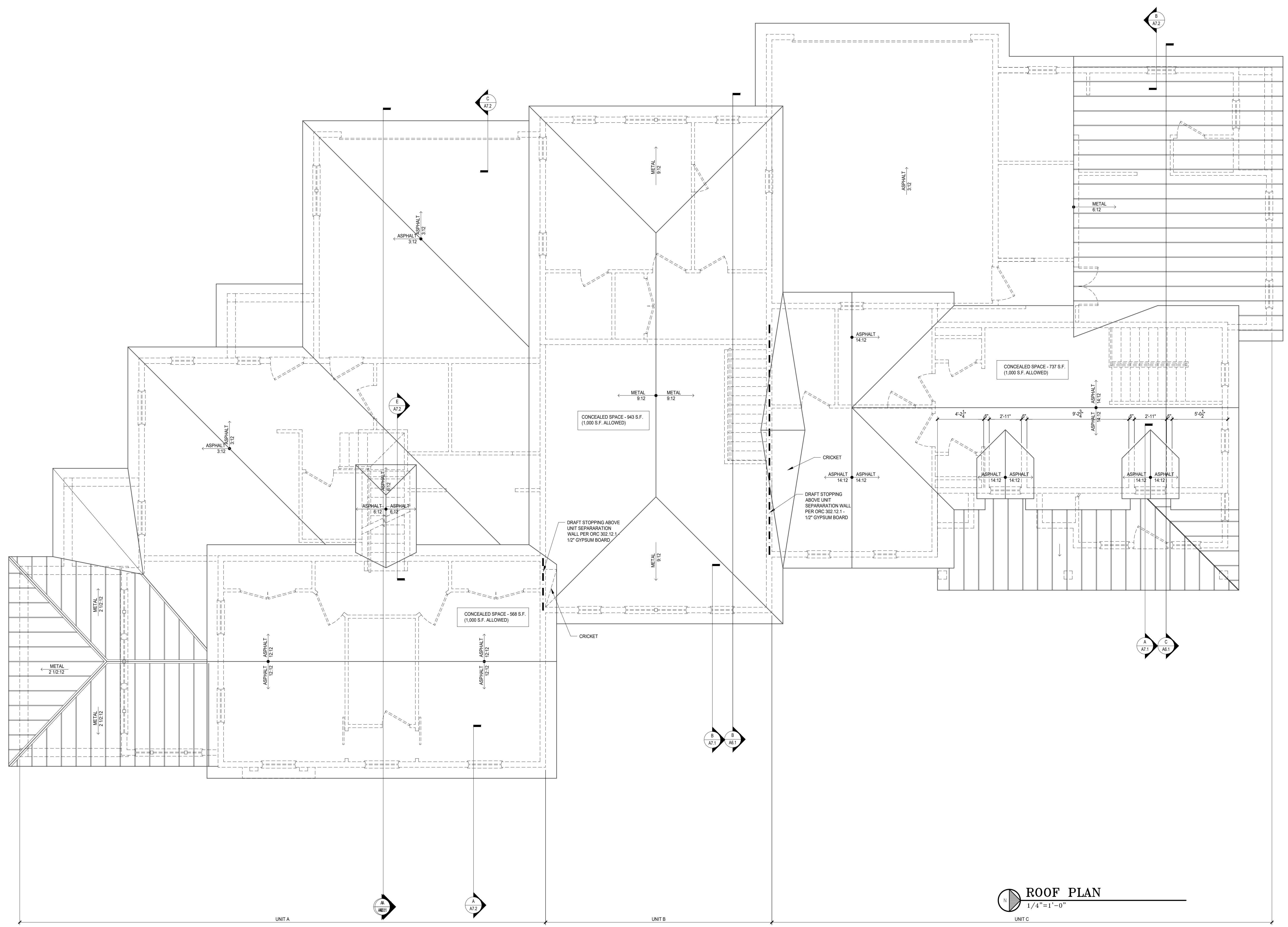


CARMENDY STATION - 3 UNIT
233 SOUTH LIBERTY STREET
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SECOND FLOOR PLAN
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REVISIONS
A2.1



ROOF PLAN
 1/4" = 1'-0"

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ROOF PLAN
 19017
 07 APRIL 2022
 CONSTRUCTION DOCUMENTS

REVISIONS
A3.1

WINDOW & EXTERIOR DOOR SCHEDULE					
WINDOWS ARE BASED ON WINDSOR WINDOWS AND DOORS					
NUMBER	SIZE	WINDOW / DOOR TYPE	NUMBER	SIZE	WINDOW / DOOR TYPE
1	2038	CASEMENT	13	2068, 3268, 2068	CASEMENT, FIXED, CASEMENT
2	2622	DOUBLE HUNG	14	(2)2068	(2)CASEMENT
3	2850	CASEMENT	15	3268	CASEMENT
4	(2)2622	(2)DOUBLE HUNG 4" MULL	16	(2)2828	(2)DOUBLE HUNG 4" MULL
5	2826	DOUBLE HUNG	17	NOT USED	
6	2444	DOUBLE HUNG	18	3'-0"x8'-0"	FULL LITE ENTRY DOOR
7	2026	CASEMENT	19	3'-0"x8'-0"	2 PANEL ENTRY DOOR
8	3868	CASEMENT	20	3'-0"x7'-0"	2 PANEL ENTRY DOOR, TRANSOM
9	3268	CASEMENT	21	3'-0"x7'-0"	2 PANEL ENTRY DOOR
10	3232	DOUBLE HUNG	22	(2)3'-0"x7'-0"	(2)FULL LITE PATIO DOORS
11	3032	DOUBLE HUNG	23	16'-0"x8'-0"	OVERHEAD DOOR
12	3028	DOUBLE HUNG			

WINDOW AND DOOR NOTES:

1. VERIFY ALL ROUGH OPENING SIZES WITH WINDOW MANUFACTURER
2. SEE ELEVATIONS FOR TEMPERED SAFETY GLAZING (S.G.) WINDOW LOCATIONS
3. SEE ELEVATIONS FOR WINDOWS LABELED EGRESS WHICH MEET OR EXCEED EMERGENCY ESCAPE AND RESCUE REQUIREMENTS FOR SLEEPING ROOMS.
4. ALL DOORS AND SIDE LITES TO HAVE TEMPERED SAFETY GLAZING

- Exterior Finish Coded Notes:**
1. Clapboard siding - 6" exposure
 2. Board and batten siding
 3. 1x4 corner boards
 4. Asphalt shingles
 5. Standing seam metal roof
 6. 1/2 Round aluminum gutters and downspouts
 7. Vinyl windows and doors
 8. 1x4 window trim
 9. 1x trim board on smooth fiber cement panel board
 10. Open wood rafters at awnings
 11. Wood bracket
 12. 9" square column wrap
 13. 1x fascia and frieze boards
 14. Split-faced CMU @ exposed foundations
 15. Thin brick veneer
 16. Built up wood handrail
 17. 1x8 rake board
 18. Decorative louver
 19. Carriage style garage doors
 20. 2x10 hand board with sloped composite cap
 21. Wood decorative bum doors
 22. Gooseneck light fixtures
 23. Painted wood shutters w/ shutter dogs
 24. Copper finial



CARMENDY STATION - 3 UNIT
 POWELL, OHIO
 233 SOUTH LIBERTY STREET

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EXTERIOR ELEVATIONS
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 CONSTRUCTION DOCUMENTS

EAST ELEVATION
 1/4" = 1'-0"

REVISIONS
A5.1

Exterior Finish Colors Key:

Note: All paint colors are Benjamin Moore.

North Building:

1. Red Siding: Copper Clay 2172-10
2. White Trim: Dune White 968
3. Front Door: Walnut Stain -Minwax
4. Garage Door: Waller Green CW 510
5. Roof Shingle: Cambridge AR, Harvard Slate
6. Standing Seam Metal Roof: Galvalume
7. Exposed Foundation: Split Face Block

South Building:

1. Olive Siding: Meditation AF-395
2. White Trim: Dune White 968
3. Front Door: Waller Green CW 510
4. Shutters: Waller Green CW 510
5. Garage Door: Waller Green CW 510
6. Roof Shingle: Cambridge AR, Harvard Slate
7. Standing Seam Metal Roof: Galvalume
8. Exposed Foundation: Split Face Block

Connector Building:

1. White Siding: Dune White 968
2. White Trim: Dune White 968
3. Blue Storefront Trim: Polo Blue 2062-10
4. Front Door: Polo Blue 2062-10
5. Garage Door: Waller Green CW 510
6. Roof Shingle: Cambridge AR, Harvard Slate
7. Standing Seam Metal Roof: Galvalume
8. Exposed Foundation: Split Face Block

2-Unit Building:

1. Charcoal Siding: Iron Mountain 2134-30
2. Charcoal Trim: Iron Mountain 2134-30
3. White Trim: Dune White 968
4. Front Door: Waller Green CW 510
5. Barn Door: Waller Green CW 510
6. Garage Door: Waller Green CW 510
7. Roof Shingle: Cambridge AR, Harvard Slate
8. Standing Seam Metal Roof: Galvalume
9. Exposed Foundation: Split Face Block

WINDOW & EXTERIOR DOOR SCHEDULE

WINDOWS ARE BASED ON WINDSOR WINDOWS AND DOORS					
NUMBER	SIZE	WINDOW / DOOR TYPE	NUMBER	SIZE	WINDOW / DOOR TYPE
1	2038	CASEMENT	13	2068,3268,2068	CASEMENT, FIXED, CASEMENT
2	2622	DOUBLE HUNG	14	(2)2068	(2)CASEMENT
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4	(2)2622	(2)DOUBLE HUNG 4" MULL	16	(2)2828	(2)DOUBLE HUNG 4" MULL
5	2826	DOUBLE HUNG	17	NOT USED	
6	2444	DOUBLE HUNG	18	3'-0"x8'-0"	FULL LITE ENTRY DOOR
7	2026	CASEMENT	19	3'-0"x8'-0"	2 PANEL ENTRY DOOR
8	3868	CASEMENT	20	3'-0"x7'-0"	2 PANEL ENTRY DOOR, TRANSOM
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WINDOW AND DOOR NOTES:

1. VERIFY ALL ROUGH OPENING SIZES WITH WINDOW MANUFACTURER
2. SEE ELEVATIONS FOR TEMPERED SAFETY GLAZING (S.G.) WINDOW LOCATIONS
3. SEE ELEVATIONS FOR WINDOWS LABELED EGRESS WHICH MEET OR EXCEED EMERGENCY ESCAPE AND RESCUE REQUIREMENTS FOR SLEEPING ROOMS.
4. ALL DOORS AND SIDE LITES TO HAVE TEMPERED SAFETY GLAZING

Exterior Finish Coded Notes:

1. Clapboard siding - 6" exposure
2. Board and batten siding
3. 1x4 corner boards
4. Asphalt shingles
5. Standing seam metal roof
6. 1/2 Round aluminum gutters and downspouts
7. Vinyl windows and doors
8. 1x4 window trim
9. 1x trim board on smooth fiber cement panel board
10. Open wood rafters at awnings
11. Wood bracket
12. 9" square column wrap
13. 1x fascia and frieze boards
14. Split-faced CMU @ exposed foundations
15. Thin brick veneer
16. Built up wood handrail
17. 1x8 rake board
18. Decorative louver
19. Carriage style garage doors
20. 2x10 band board with sloped composite cap
21. Wood decorative barn doors
22. Gooseneck light fixtures
23. Painted wood shutters w/ shutter dogs
24. Copper finial



A EAST ELEVATION
1/4"=1'-0"

CARMENDY STATION - 3 UNIT
233 SOUTH LIBERTY STREET
POWELL, OHIO

JONES

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EXTERIOR ELEVATIONS

19017
23 MAY 2022

CONSTRUCTION DOCUMENTS

REVISIONS

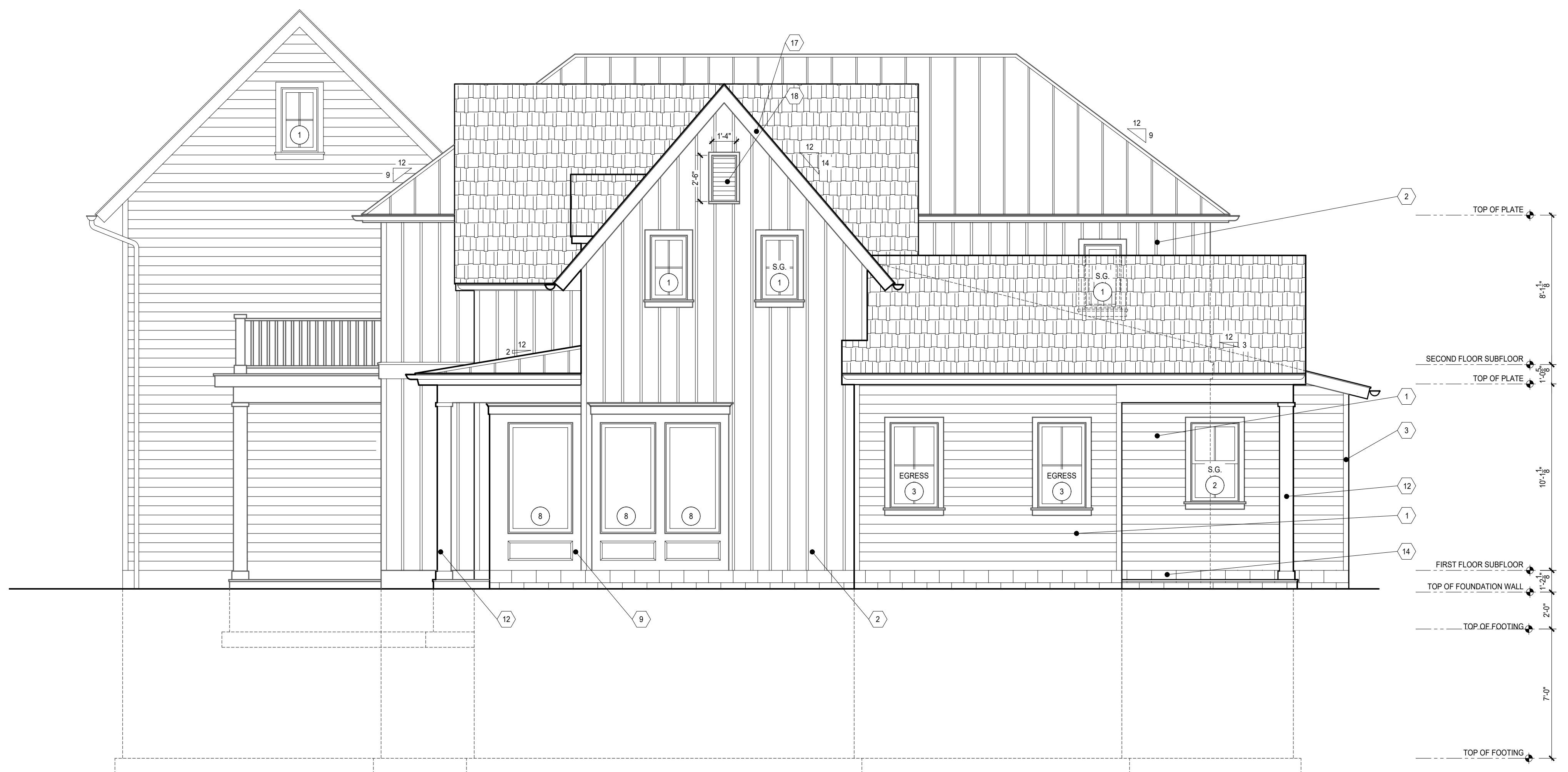
A5.1

WINDOW & EXTERIOR DOOR SCHEDULE					
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 9. 1x trim board on smooth fiber cement panel board
 10. Open wood rafters at awnings
 11. Wood bracket
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 13. 1x fascia and frieze boards
 14. Split-faced CMU @ exposed foundations
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 16. Built up wood handrail
 17. 1x8 rake board
 18. Decorative louver
 19. Carriage style garage doors
 20. 2x10 band board with sloped composite cap
 21. Wood decorative bum doors
 22. Gooseneck light fixtures
 23. Painted wood shutters w/ shutter dogs
 24. Copper finial



A NORTH ELEVATION
1/4" = 1'-0"

CARMENDY STATION - 3 UNIT
233 SOUTH LIBERTY STREET
POWELL, OHIO

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EXTERIOR ELEVATIONS
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23 MAY 2022
CONSTRUCTION DOCUMENTS

REVISIONS
A5.2

Exterior Finish Colors Key:

Note: All paint colors are Benjamin Moore.

North Building:

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3. Front Door: Walnut Stain -Minwax
4. Garage Door: Waller Green CW 510
5. Roof Shingle: Cambridge AR, Harvard Slate
6. Standing Seam Metal Roof: Galvalume
7. Exposed Foundation: Split Face Block

South Building:

1. Olive Siding: Meditation AF-395
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5. Garage Door: Waller Green CW 510
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A NORTH ELEVATION
1/4"=1'-0"

CARMENDY STATION - 3 UNIT
233 SOUTH LIBERTY STREET
POWELL, OHIO

JONES

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EXTERIOR ELEVATIONS

19017
23 MAY 2022

CONSTRUCTION DOCUMENTS

REVISIONS

A5.2

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WEST ELEVATION
1/4"=1'-0"

CARMENDY STATION - 3 UNIT
POWELL, OHIO
233 SOUTH LIBERTY STREET

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EXTERIOR ELEVATIONS
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23 MAY 2022
CONSTRUCTION DOCUMENTS

REVISIONS
A5.3

WINDOW & EXTERIOR DOOR SCHEDULE					
WINDOWS ARE BASED ON WINDSOR WINDOWS AND DOORS					
NUMBER	SIZE	WINDOW / DOOR TYPE	NUMBER	SIZE	WINDOW / DOOR TYPE
1	2038	CASEMENT	13	2068,3268,2068	CASEMENT, FIXED, CASEMENT
2	2622	DOUBLE HUNG	14	(2)2068	(2)CASEMENT
3	2850	CASEMENT	15	3268	CASEMENT
4	(2)2622	(2)DOUBLE HUNG 4" MULL	16	(2)2828	(2)DOUBLE HUNG 4" MULL
5	2826	DOUBLE HUNG	17	NOT USED	
6	2444	DOUBLE HUNG	18	3'-0"x8'-0"	FULL LITE ENTRY DOOR
7	2026	CASEMENT	19	3'-0"x8'-0"	2 PANEL ENTRY DOOR
8	3868	CASEMENT	20	3'-0"x7'-0"	2 PANEL ENTRY DOOR, TRANSOM
9	3268	CASEMENT	21	3'-0"x7'-0"	2 PANEL ENTRY DOOR
10	3232	DOUBLE HUNG	22	(2)3'-0"x7'-0"	(2)FULL LITE PATIO DOORS
11	3032	DOUBLE HUNG	23	16'-0"x8'-0"	OVERHEAD DOOR
12	3028	DOUBLE HUNG			

WINDOW AND DOOR NOTES:

1. VERIFY ALL ROUGH OPENING SIZES WITH WINDOW MANUFACTURER
2. SEE ELEVATIONS FOR TEMPERED SAFETY GLAZING (S.G.) WINDOW LOCATIONS
3. SEE ELEVATIONS FOR WINDOWS LABELED EGRESS WHICH MEET OR EXCEED EMERGENCY ESCAPE AND RESCUE REQUIREMENTS FOR SLEEPING ROOMS.
4. ALL DOORS AND SIDE LITES TO HAVE TEMPERED SAFETY GLAZING

- Exterior Finish Coded Notes:**
1. Clapboard siding - 6" exposure
 2. Board and batten siding
 3. 1x4 corner boards
 4. Asphalt shingles
 5. Standing seam metal roof
 6. 1/2 Round aluminum gutters and downspouts
 7. Vinyl windows and doors
 8. 1x4 window trim
 9. 1x trim board on smooth fiber cement panel board
 10. Open wood rafters at awnings
 11. Wood bracket
 12. 9" square column wrap
 13. 1x fascia and frieze boards
 14. Split-faced CMU @ exposed foundations
 15. Thin brick veneer
 16. Built up wood handrail
 17. 1x8 rake board
 18. Decorative louver
 19. Carriage style garage doors
 20. 2x10 band board with sloped composite cap
 21. Wood decorative barn doors
 22. Gooseneck light fixtures
 23. Painted wood shutters w/ shutter dogs
 24. Copper finial



A SOUTH ELEVATION
1/4"=1'-0"

CARMENDY STATION - 3 UNIT
POWELL, OHIO
233 SOUTH LIBERTY STREET

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EXTERIOR ELEVATIONS
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23 MAY 2022
CONSTRUCTION DOCUMENTS

REVISIONS
A5.4

Exterior Finish Colors Key:

Note: All paint colors are Benjamin Moore.

North Building:

1. Red Siding: Copper Clay 2172-10
2. White Trim: Dune White 968
3. Front Door: Walnut Stain -Minwax
4. Garage Door: Waller Green CW 510
5. Roof Shingle: Cambridge AR, Harvard Slate
6. Standing Seam Metal Roof: Galvalume
7. Exposed Foundation: Split Face Block

South Building:

1. Olive Siding: Meditation AF-395
2. White Trim: Dune White 968
3. Front Door: Waller Green CW 510
4. Shutters: Waller Green CW 510
5. Garage Door: Waller Green CW 510
6. Roof Shingle: Cambridge AR, Harvard Slate
7. Standing Seam Metal Roof: Galvalume
8. Exposed Foundation: Split Face Block

Connector Building:

1. White Siding: Dune White 968
2. White Trim: Dune White 968
3. Blue Storefront Trim: Polo Blue 2062-10
4. Front Door: Polo Blue 2062-10
5. Garage Door: Waller Green CW 510
6. Roof Shingle: Cambridge AR, Harvard Slate
7. Standing Seam Metal Roof: Galvalume
8. Exposed Foundation: Split Face Block

2-Unit Building:

1. Charcoal Siding: Iron Mountain 2134-30
2. Charcoal Trim: Iron Mountain 2134-30
3. White Trim: Dune White 968
4. Front Door: Waller Green CW 510
5. Barn Door: Waller Green CW 510
6. Garage Door: Waller Green CW 510
7. Roof Shingle: Cambridge AR, Harvard Slate
8. Standing Seam Metal Roof: Galvalume
9. Exposed Foundation: Split Face Block

WINDOW & EXTERIOR DOOR SCHEDULE

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A SOUTH ELEVATION
1/4"=1'-0"

CARMENDY STATION - 3 UNIT
233 SOUTH LIBERTY STREET
POWELL, OHIO

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EXTERIOR ELEVATIONS

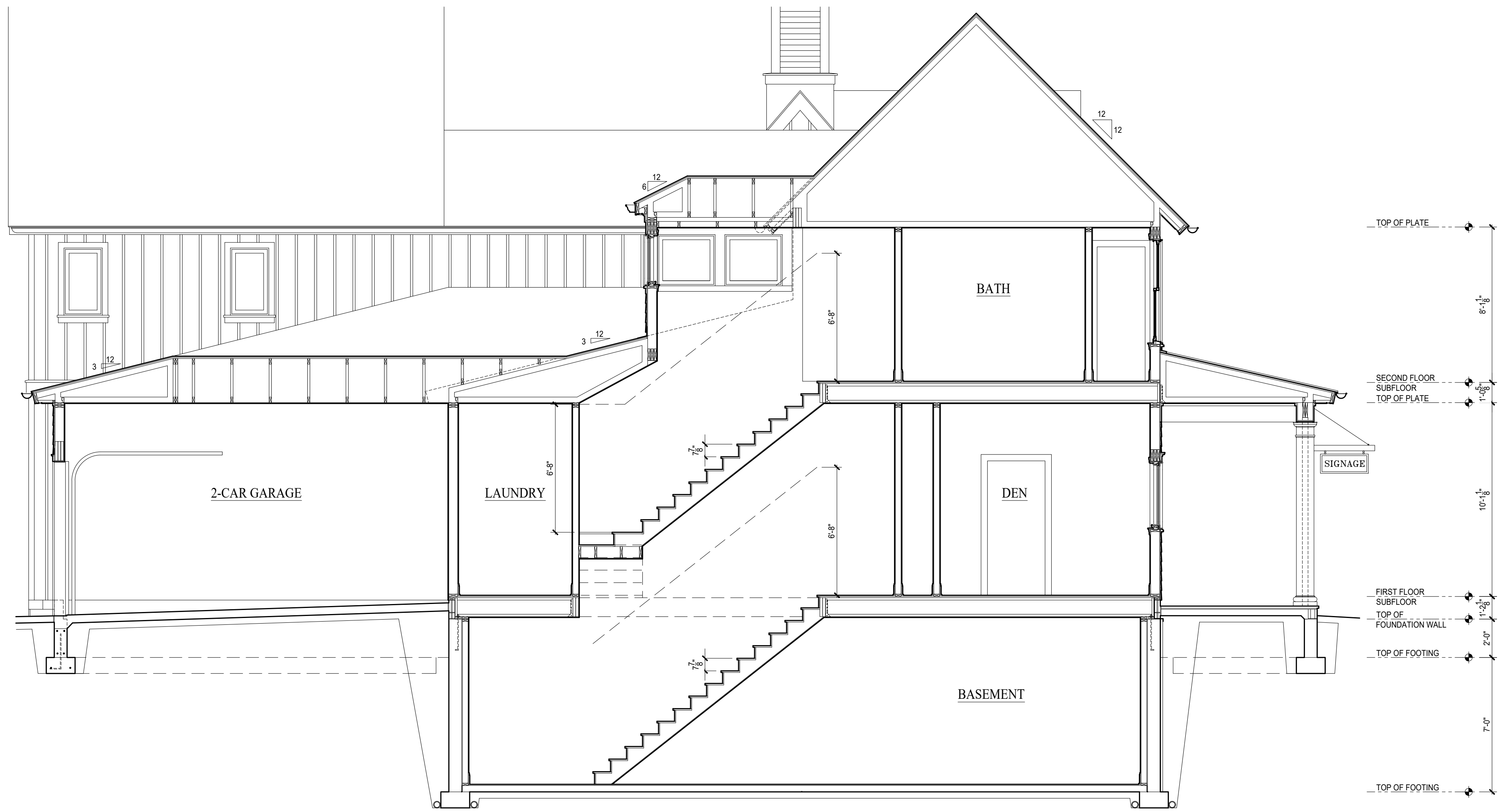
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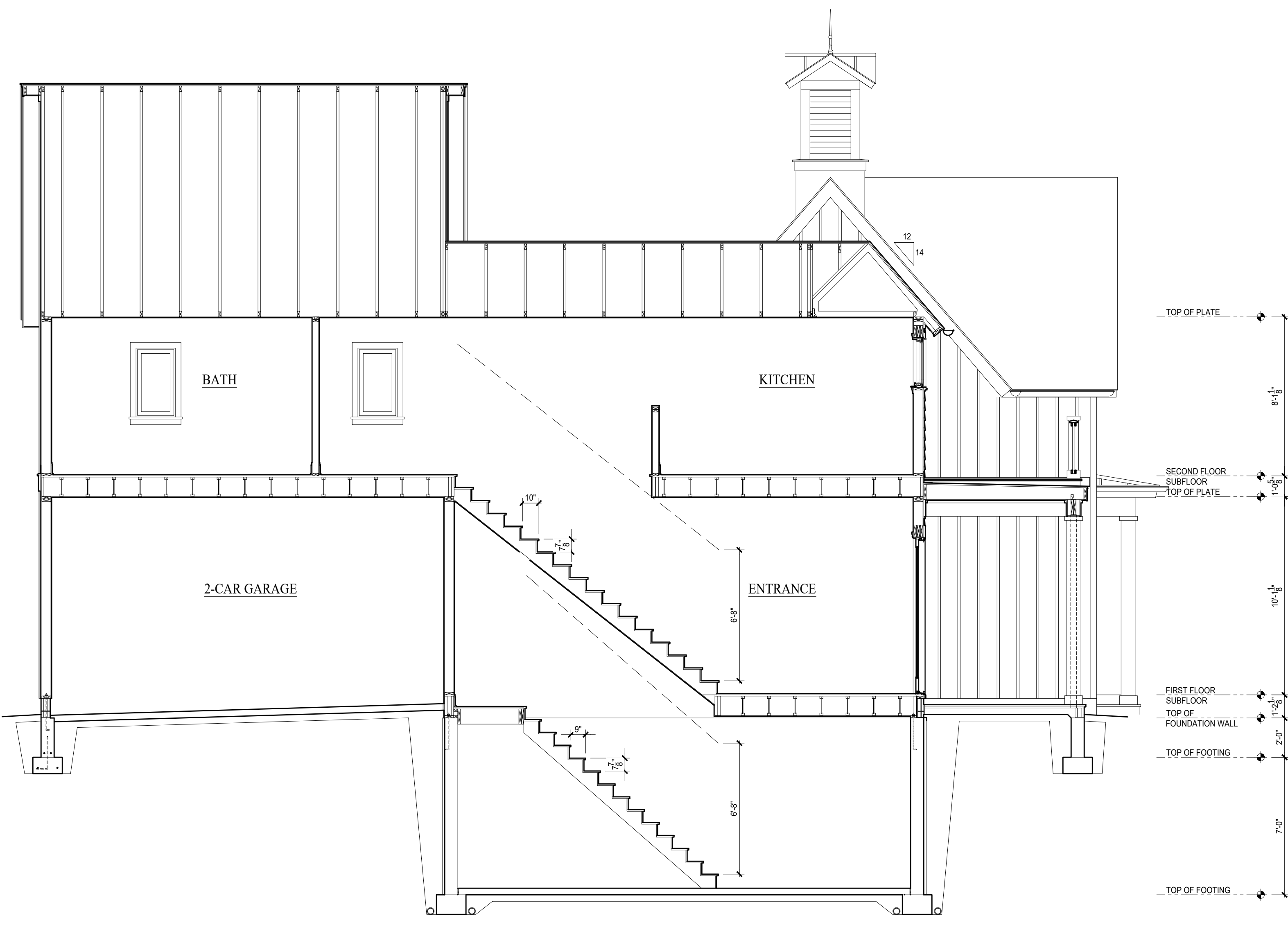
REVISIONS

A5.4

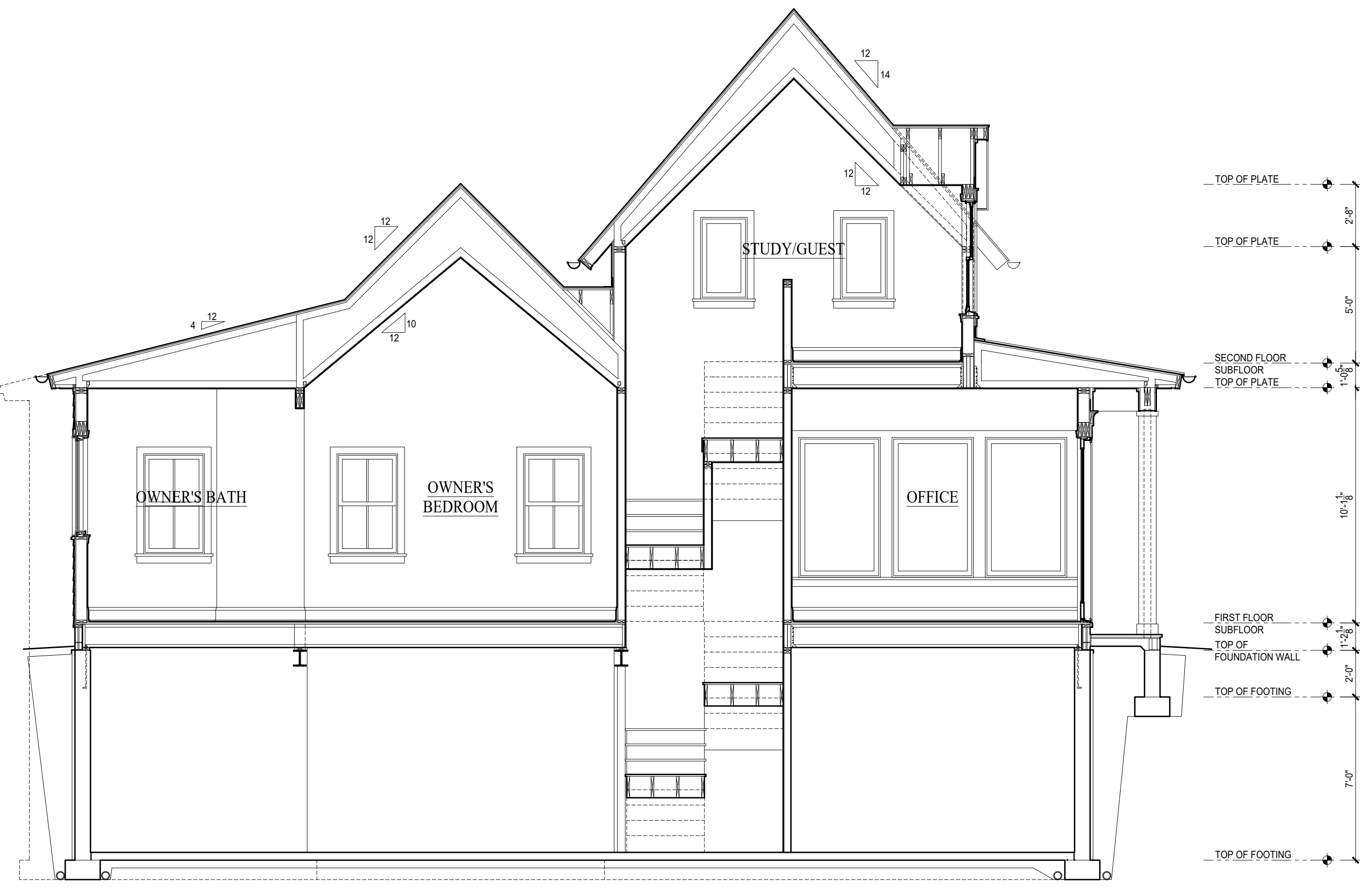
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A UNIT A BUILDING SECTION
 A6.1 1/4"=1'-0"



B UNIT B BUILDING SECTION
 A6.1 1/4"=1'-0"



C UNIT C BUILDING SECTION
 A6.1 1/4"=1'-0"

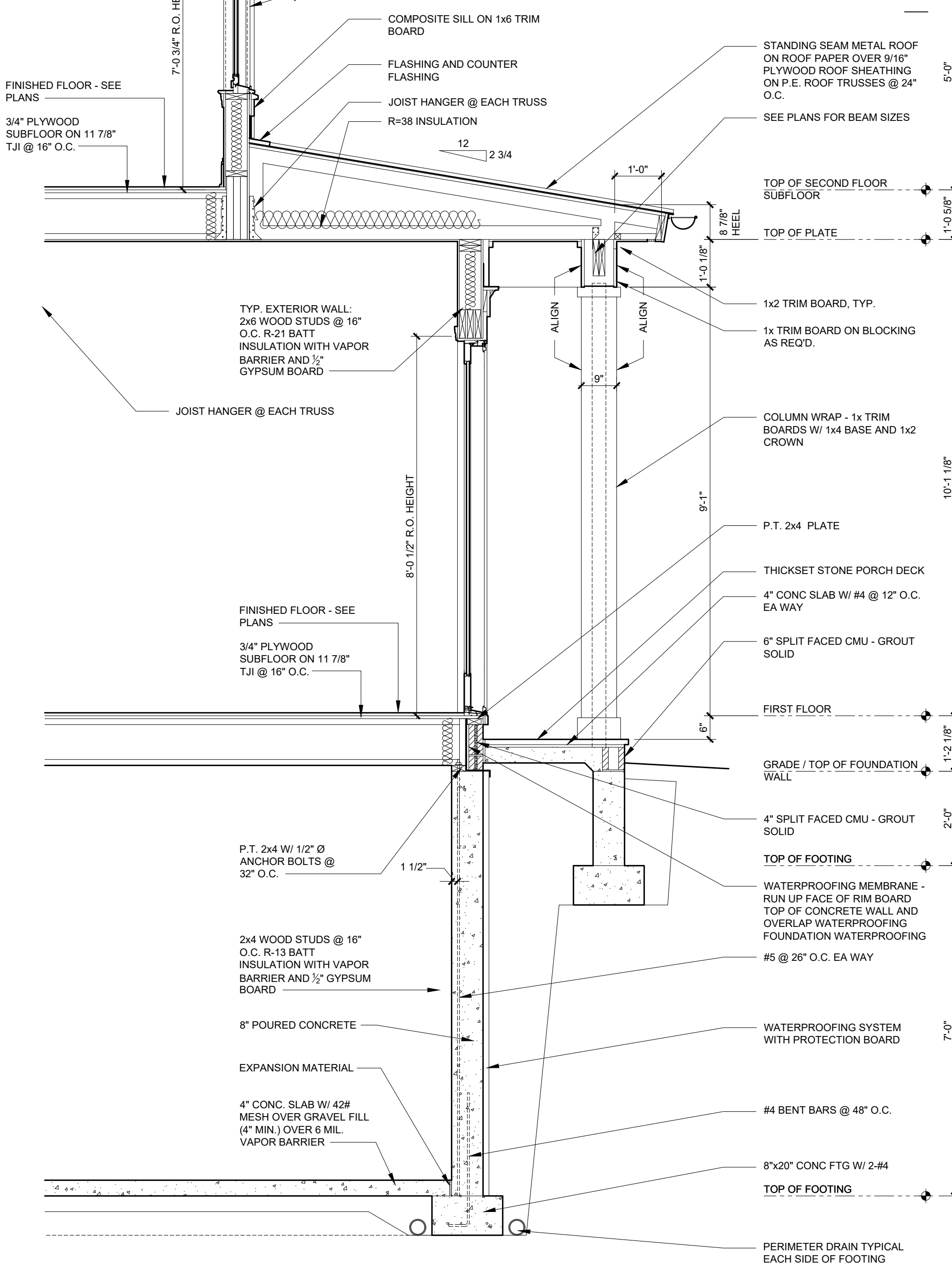
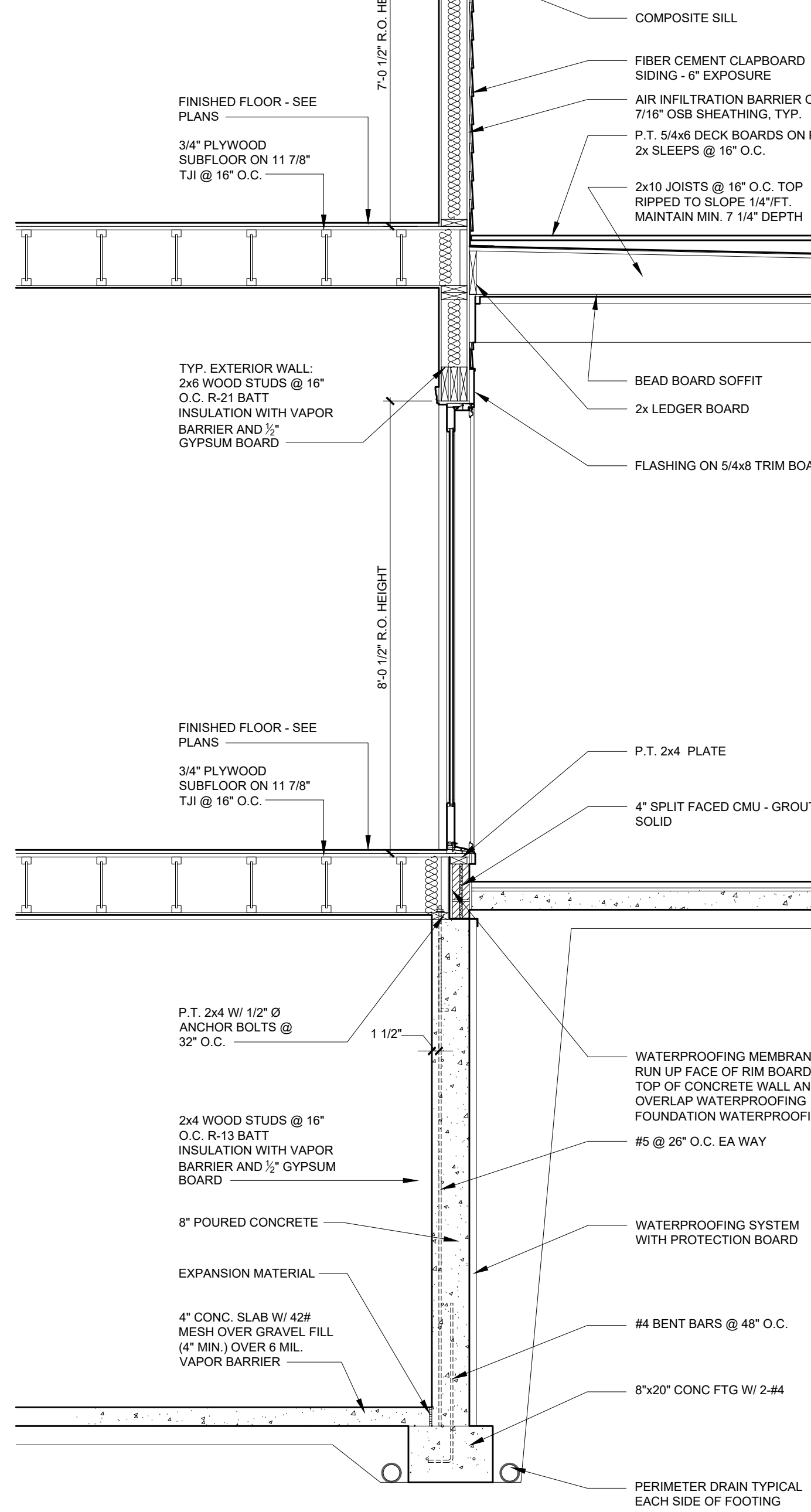
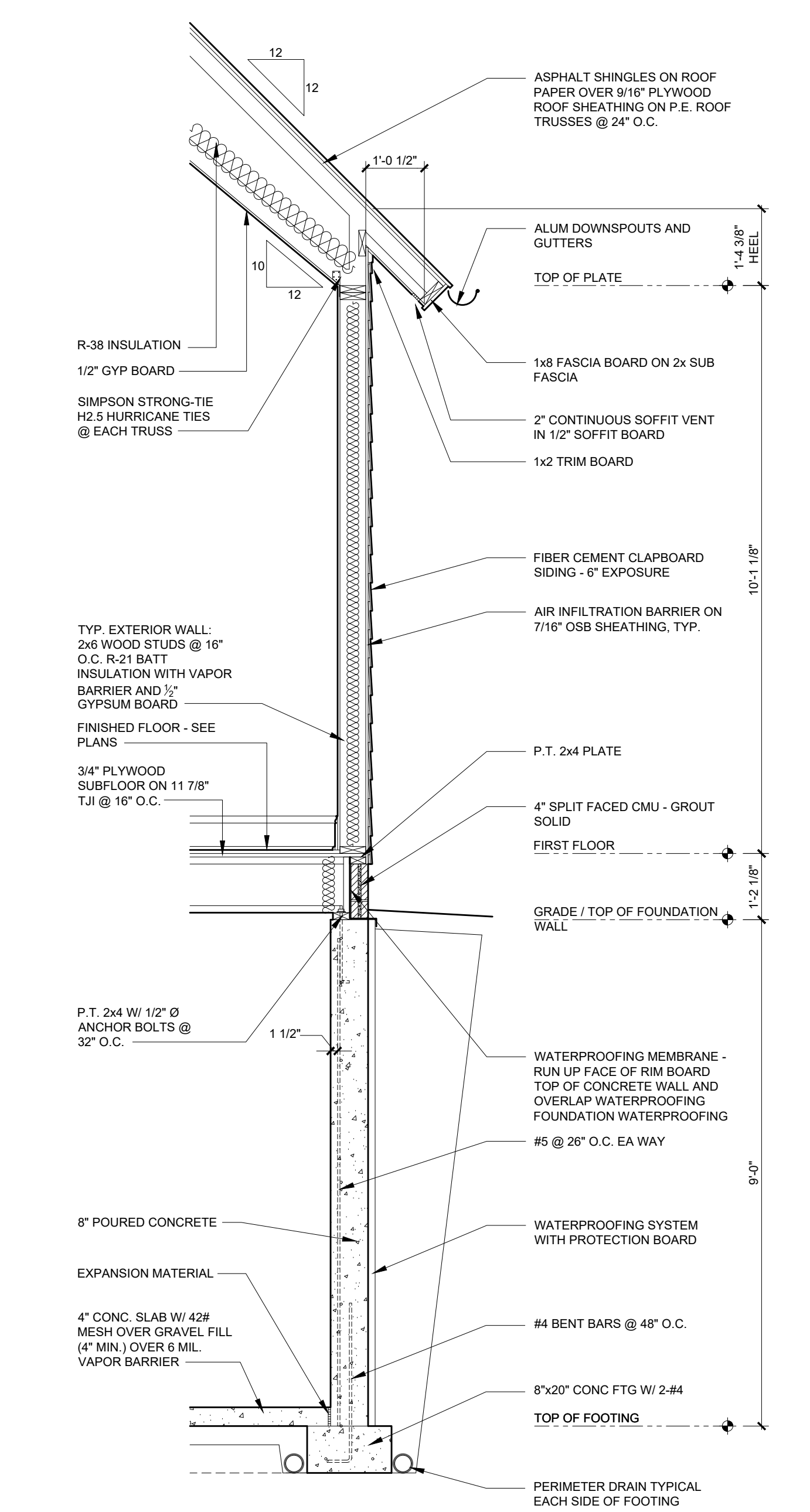
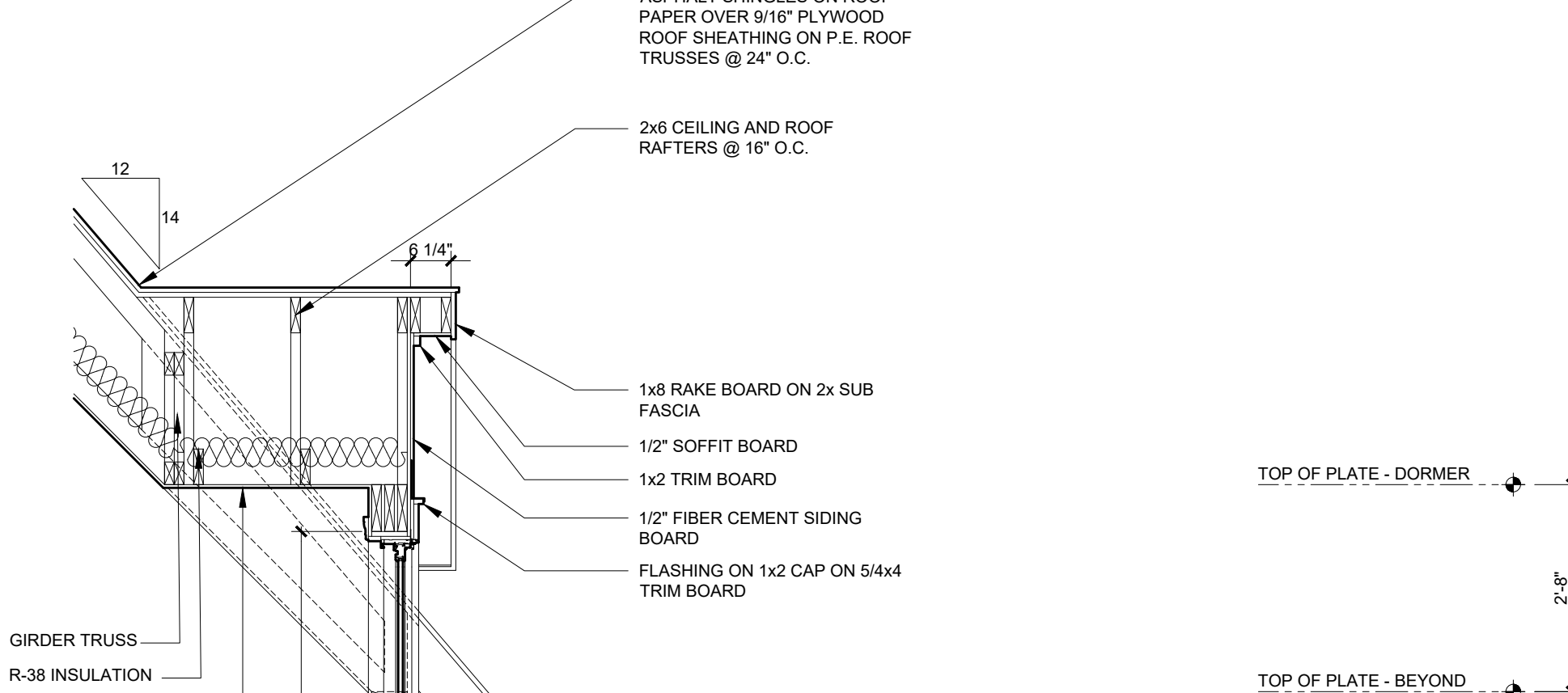
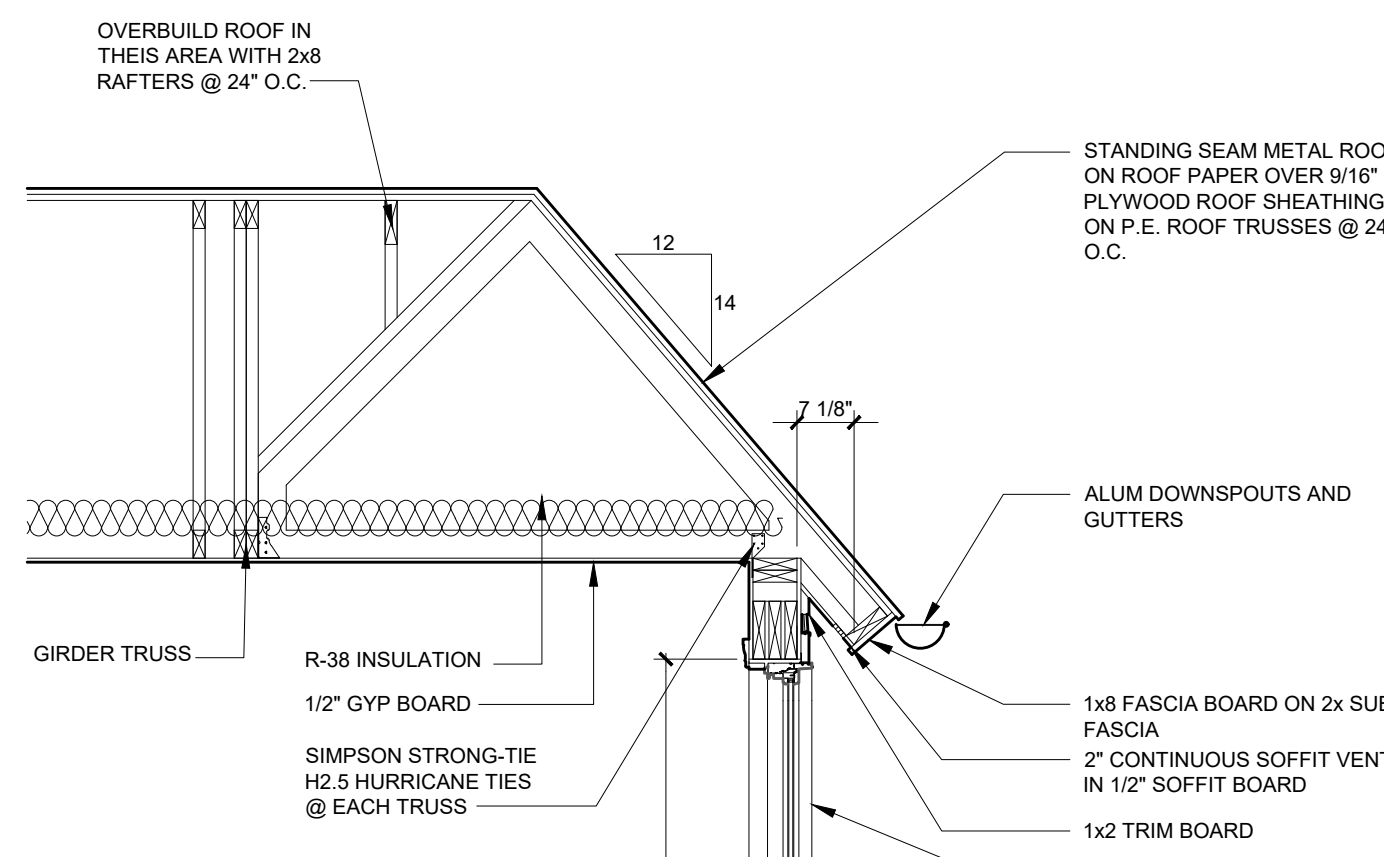
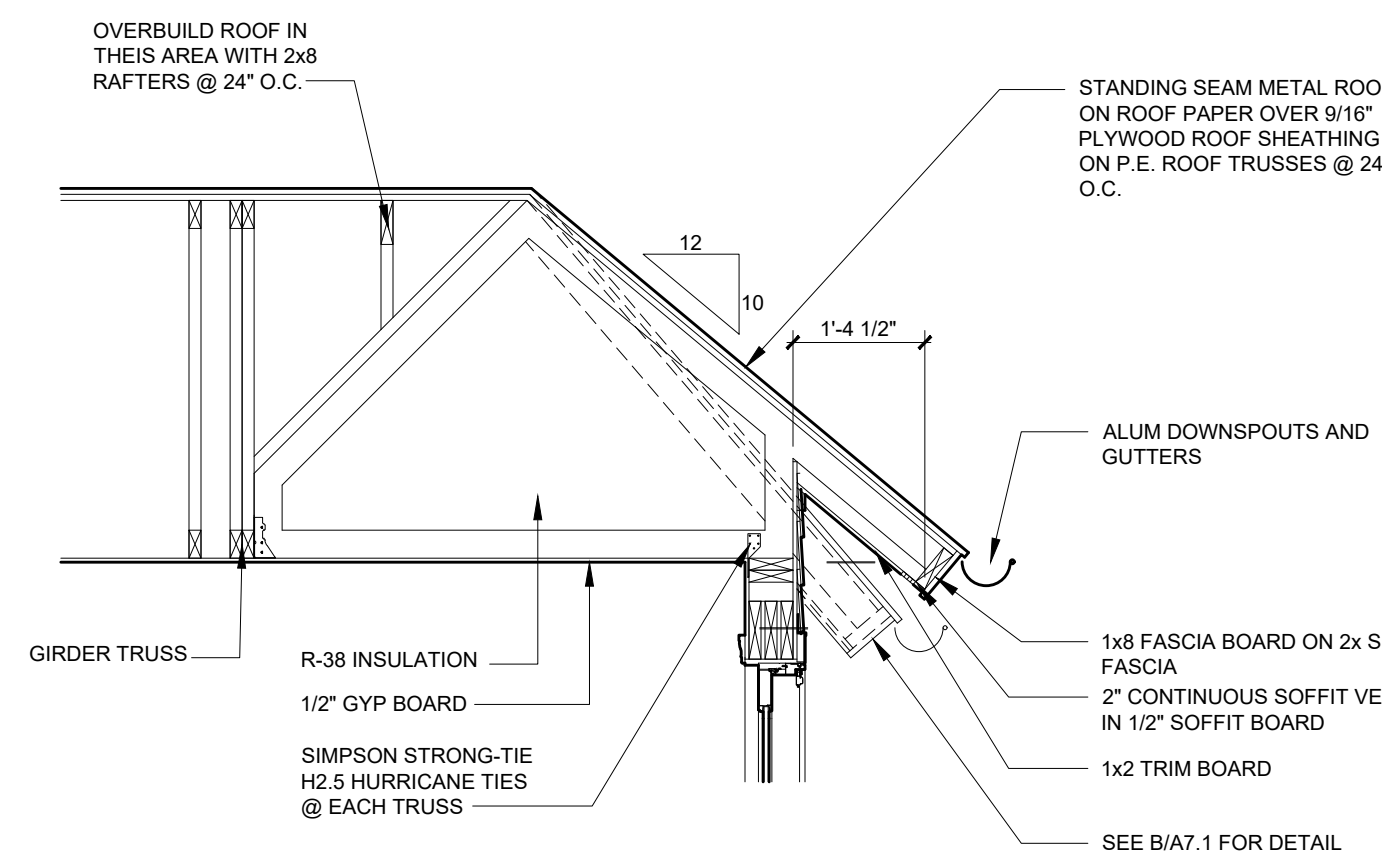
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BUILDING SECTIONS
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A6.1

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WALL SECTION A7.1 1/2"=1'-0"

WALL SECTION B 1/2"=1'-0"

WALL SECTION A 1/2"=1'-0"

CARMENDY STATION - 3 UNIT
POWELL, OHIO
233 SOUTH LIBERTY STREET

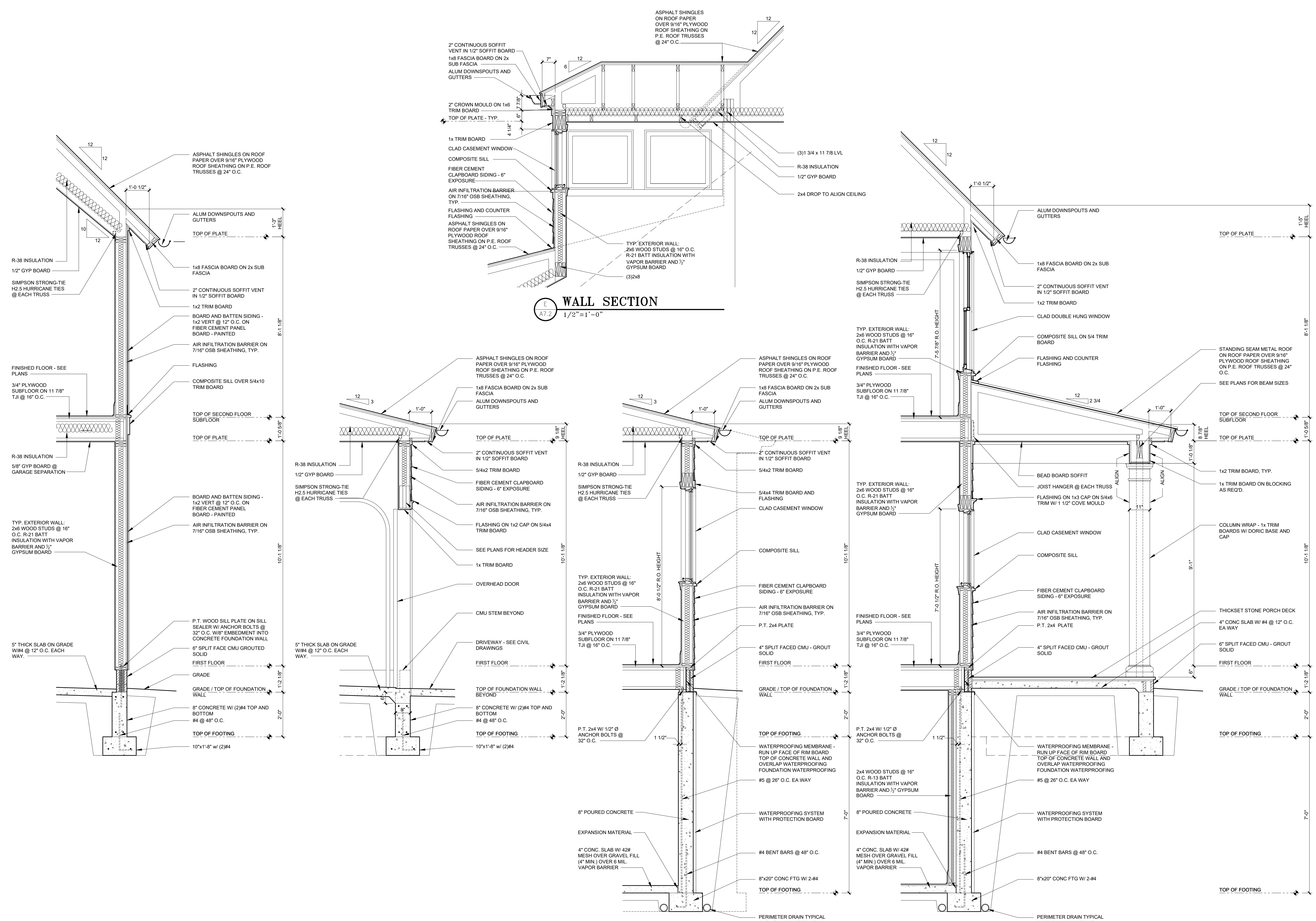
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WALL SECTIONS
19017
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A7.1

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D WALL SECTION
A7.2 1/2"=1'-0"

C WALL SECTION
A7.2 1/2"=1'-0"

B WALL SECTION
A7.2 1/2"=1'-0"

A WALL SECTION
A7.2 1/2"=1'-0"

CARMENDY STATION - 3 UNIT
POWELL, OHIO
233 SOUTH LIBERTY STREET

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WALL SECTIONS
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07 APRIL 2022
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A7.2

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GENERAL NOTES:

- The use of these documents are restricted to the original site for which they were prepared. Reuse or reproduction of these documents, (whole or in part) for any other purpose is prohibited. Ownership of these documents remains with Brian Kent Jones Architects Inc.
- The general contractor and sub-contractors shall be solely responsible for complying with all federal, state, local, and safety requirements together with exercising precautions at all times for the protection of persons including employees and property. It is the sole responsibility of the general contractor and sub-contractors to initiate, maintain, and supervise all safety requirements, precautions, and programs in connection with the work. The general contractor and sub-contractors are responsible for securing and maintaining all necessary insurance including workers compensation.
- The architect is not responsible for the method of construction. The general contractor shall be responsible for coordination of all work and for the means, methods, procedures, techniques, and sequence of construction.
- The general contractor shall provide all required permits, fees, and inspections as may be required by governing bodies having legal jurisdiction.
- When the general contractor accepts delivery of all items noted on the plans either in contract or not in contract he shall be responsible for loss and / or damage of these items.
- The general contractor shall verify all dimensions and existing field conditions with the drawings. In particular: soil conditions, incoming utilities, etc. The general contractor shall report immediately to the architect any variances or field conditions that may cause construction problems prior to commencing work.
- All work including plumbing, hvac, and electrical work not detailed herein, shall comply with applicable state and local building codes and the building standards referenced therein.
- Plan dimensions are to the face of rough framing or masonry unless noted otherwise. Dimensions of exterior frame walls include 1/2" thick sheathing. All interior stud walls are dimensioned at 3 1/2" unless noted otherwise.
- Drawings are not to be scaled. Written dimensions govern. All partition locations, all door and opening locations shall be as shown on floor plan. Any discrepancies between field dimensions and / or observations with those indicated on the drawings should be brought to the immediate attention of the architect for clarification / correction before proceeding with work in affected areas.
- If conflicts between the building material specifications and there design characteristics arise, the greater specification shall take precedence as determined by the architect.
- The contractor is responsible for keeping the premises in a neat and orderly fashion. Construction debris removal from the site shall be the responsibility of the contractors.
- All material used in the construction of this project shall be new unless otherwise noted. Reject and replace any damaged material resulting from warpages, weather damage, or other causes.
- The contractor is responsible for coordination of all work including adequate per-review of all shop drawings. Errors due to lack of review and / or coordination shall be corrected at the expense of the contractor.
- The contractor is responsible for maintaining a secure site at all times. The contractor shall cover and secure any exposed pits, trenches, etc. at the end of each work day.
- All garages must be separated from the residence (walls, ceiling, attic space, etc.) with 5/8" Type X gypsum board.
- It is the sole responsibility of the contractor to provide and coordinate all flashing, waterproofing, damp-proofing, and management of water distribution (i.e. gutters, downspouts, internal drains, thru-wall flashing, sub-surface drainage, etc.) associated with the structure.
- It is the sole responsibility of the contractor to notify the owner that all houses have a potential to have radon levels that exceed the recommended levels established by the United States EPA. It is not the responsibility of Brian Kent Jones Architects, Inc. or the structural engineer to determine if radon abatement system is needed. Radon resistant construction techniques meeting the requirements of the RCO AF103.1 are to be used.
- The site development plan included in this set may not identify all known easements, set-backs, walls, utilities, grading, flood plain analyses or additional civil engineering evaluations with regard to the impact of any adjacent waterways.
- It is the responsibility of the general contractor to verify all subsurface conditions associated with the site and to confirm the bearing criteria of the soils.
- Sites in proximity to water features require familiarity on the contractor's part to manage any associated risks. It is the sole responsibility of the general contractor to assess and inform the client of the recommended analysis, evaluation and troubleshooting including but not limited to: flood plain analysis, management of hydraulic risks, subsurface geotechnical analyses (groundwater, soils) and utilities.
- The design of this house is based on the following:
 - The contractor understanding and applying all applicable building codes.
 - The contractor understanding and applying building principles used for residential construction.
 - The contractor being experienced with construction of a residence of the size, complexity, and expected quality of this residence.
 - The contractor being knowledgeable and experienced with various building materials and how they interact with each other.
 - The contractor proceeding with the work in a timely manner so that the residence is subjected to a minimum amount of rain, snow, and wind.
 - The contractor being experienced enough to execute details not shown on these documents.

FOUNDATION NOTES:

- Reference structural engineers foundation wall design details and general notes for additional information.
- Minimum footing depth to be 36" below grade or to firm bearing, whichever is greater.
- All lumber in contact with any masonry surface is to be treated wood. Maintain 1/2" air space between any stud wall and masonry wall.
- The finished grade away from foundation walls shall fall a minimum of 6" within the first 10'-0".
- Concrete slabs in the lower level shall be 3500 psi. and garage slab shall be 4000 psi. and both shall be air-entrained concrete with a vapor barrier over base course in accordance with applicable codes.
- It is solely the contractor's responsibility to follow all applicable safety codes and regulations during all phases of construction.
- Masonry footings on these drawings have been designed for a load-bearing value of soil of 1500 psf. It is the responsibility of the general contractor to verify actual site conditions.

GENERAL FRAMING NOTES:

- Reference structural engineers general notes and details for additional criteria.
- All new lumber used in the construction of this project shall meet the values of #2 spruce, pine, fir northern: fb = 875 / 1000, fv = 70 psi, fc = 725 psi, e = 1,300,000. (When material specifications vary between these values and the structural engineer's drawings, the greater value shall govern.)
- Minimum bearing of all structural members shall be 1 1/2" unless noted otherwise.
- All interior dimensions to face of stud (3/2") unless noted otherwise.
- All exterior dimensions to face of sheathing (4" or 6" to be noted on plans) unless noted otherwise.
- All I/II beams shall bear on minimum (3") solid 2x4's glued and nailed unless noted otherwise.
- All exterior wall headers to be 2-2x10's (4" walls) 3-2x10's (6" walls) at height specified on the plans unless noted otherwise.
- Sheathing to joists / trusses: Floors - glue and nail - at panel edges 16" o.c. at intermediate supports. Use adhesive meeting APA specifications APG-01 and applied in accordance with manufacturer's recommendations. Roofs - use Bd nails at 6" o.c. at panel edges and 12" o.c. at intermediate supports, unless noted otherwise.
- Apply continuous bead of glue on joists and groove of tongue-and-groove panels.
- Provide attic access per code requirements. Any attic space over 30" in height shall have a framed 22" x 30" opening. (These locations are not exhaustively indicated on the drawings.)
- Ceiling soffits and coffered ceilings to be determined by owner and architect at a later date.
- Dashed areas indicate soffits. Soffit heights are either noted on the plans or are to be determined by the owner and architect at a later date.
- R502.14 Fire resistance of floors. Floor assemblies, not required elsewhere in this code to be fire resistance rated, shall be provided with a 1/2" gypsum board membrane or a 5/8" wood structural panel membrane or an equivalent material on the underside of the floor framing member which complies with Section 302.14

TREATED LUMBER:

Due to the discontinued production of CCA (chromated copper arsenate) type preservative treatment, newer preservative treatments will require that all metal fasteners that come in contact with these types of treated lumber, be of corrosive-resistant material. Industry standards recommend stainless steel or not less than G185 galvanized anchors and / or fasteners to be used.

ROOM FINISH SCHEDULE:

- Floor finishes and ceiling heights are indicated on the floor plan.
- All walls: painted drywall, color to be selected by owner.
- All ceilings: smooth painted drywall, color to be selected by owner.
- All base and casing: wood base and casings per owner's specifications.

INSULATION INFORMATION:

Follow RES Check Compliance Report on M4.1

HVAC NOTES:

- HVAC to be in full compliance with current code.
- HVAC contractor to submit manual J calculations.

ATTIC VENTILATION:

Soffit vents and roof or ridge vents are to be used. The required total sq. ft. of attic ventilation is determined by the requirements of Section R806 Roof Ventilation.

R806.1 Ventilation required. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilating openings shall be provided with corrosion-resistant wire mesh, with 1/8 inch minimum to 1/4 inch maximum openings.

R806.2 Minimum area. The total net free ventilating area shall not be less than 1 to 150 of the area of the space ventilated except that the total area is permitted to be reduced to 1 to 300, provided at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1 to 300 when a vapor barrier having a transmission rate not exceeding 1 perm (57.4 mg/s.m².Pa) is installed on the warm side of the ceiling.


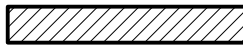



WINDOW INFORMATION:

- Window designations shown on the drawings are based on Windsor Pinnacle Clad series.
- In rooms with inadequate window ventilation (storage rooms, bathrooms, etc.) The mechanical ventilation system provided shall be capable of producing 0.35 air change per hour in the room or a whole-house mechanical ventilation system is installed capable of supplying outdoor ventilation air of 15 cubic feet per minute (cfm)(7.08 L / s) per occupant computed on the basis of two occupants for the first bedroom and one occupant for each additional bedroom.
- Glazing in hazardous locations as defined in Section R308.4 shall be provided with a manufacturer's or installer's label, designating the type and thickness of glass and the safety glazing standard with which it complies, which is visible in the final installation.
- R310.1 Emergency escape and rescue required. Basements with habitable space and every sleeping room shall have at least one openable emergency escape and rescue window or exterior door opening for emergency escape and rescue. Where openings are provided as a means of escape and rescue they shall have a sill height of not more than 44 inches above the floor. R310.1.1 All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet. R310.1.2 The minimum net clear opening height shall be 24 inches. R310.1.3 The minimum net clear opening width shall be 20 inches.
- Fenestration should be in compliance with R1102.1

DOOR INFORMATION:

- Interior doors: Style and finish by owner. Hardware selected by owner.
- Door designation example: 2668 indicates a door 2'-6" wide X 6'-8" high.
- Glass in exterior doors, interior doors, shower doors, and tub enclosures shall comply with the requirements of R308.3 Human impact loads.
- Doors between the garage and residence shall be equipped with solid wood not less than 1 3/8" in thickness, solid or honeycomb core steel doors not less than 1 3/8" thick, or 20-minute fire-rated doors.

WALL LEGEND:

	2x4 or 2x6 Wood Stud Wall
	Stone
	Concrete Block Wall
	Poured Concrete Wall
	Alternates

ELECTRIC NOTES:

- Electric to be in full compliance with the 2014 National Electric Code.
- 400 amp electric service to be grounded.
- Smoke alarms shall be installed per RCO 314.3
 - Smoke detectors and CO2 detectors shall be installed in:
 - All sleeping rooms
 - Outside and in the immediate vicinity of each sleeping room
 - On each additional story including basements and habitable attics
 - All detectors shall be interconnected
 - Where the interior floor area for a given level of a dwelling unit is greater than 1,000 s.f., smoke alarms shall be installed so all points on the ceiling shall have a smoke alarm within a distance of 30 feet travel distance or shall have an equivalent of one smoke alarm per 500 s.f. of floor area. Per NFPA 72 29.5.1.3
 - Smoke alarms and smoke detectors shall not be installed within a 36" horizontal path from a door to a bathroom containing a shower or tub. Per NFPA 72 29.8.3.4(5)
 - All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with provisions of this code and the house hold fire warning equipment provisions of NFPA 72. On each level within each dwelling unit smoke alarms utilizing photoelectric and ionization technologies shall be installed. Separate or dual-sensing smoke alarms may be used. A smoke alarm located in accordance with section 314.3(2) shall include photoelectric technology. Per RCO 314.1
- CO alarms shall be installed outside each sleeping room Per RCO 315

CODE DATA:

GOVERNING CODE: 2019 RESIDENTIAL CODE OF OHIO

SQUARE FOOTAGE (BASE):

UNIT D	
FIRST FLOOR	154
SECOND FLOOR	941
TOTAL	1,095

2 CAR GARAGE 587

UNIT E

FIRST FLOOR	154
SECOND FLOOR	941
TOTAL	1,095

2 CAR GARAGE 587

COMMON AREA

COVERED PORCHES/
OUTDOOR LIVING 618

STORAGE 107

SHEET INDEX:

SHEET NUMBER	DESCRIPTION
GN-1	General Notes
SP.1	Architectural Site Plan
A0.0	Foundation Plan
A1.1	First Floor Plan
A2.1	Second Floor Plan
A3.1	Roof Plan
A5.1	Exterior Elevations
A5.2	Exterior Elevations
A6.1	Building Sections
A7.1	Wall Sections

CARMENDY STATION - 2 UNIT
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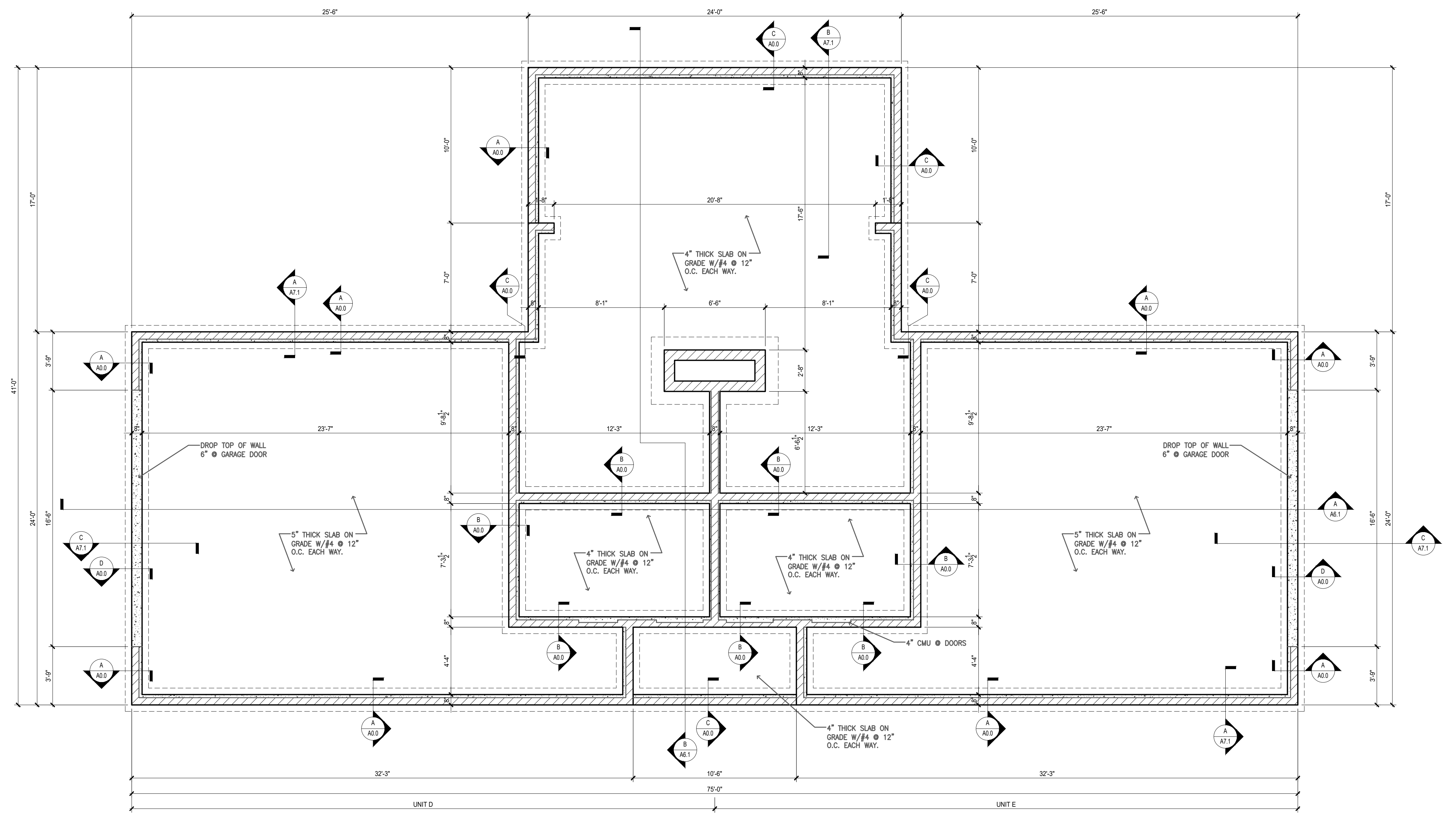
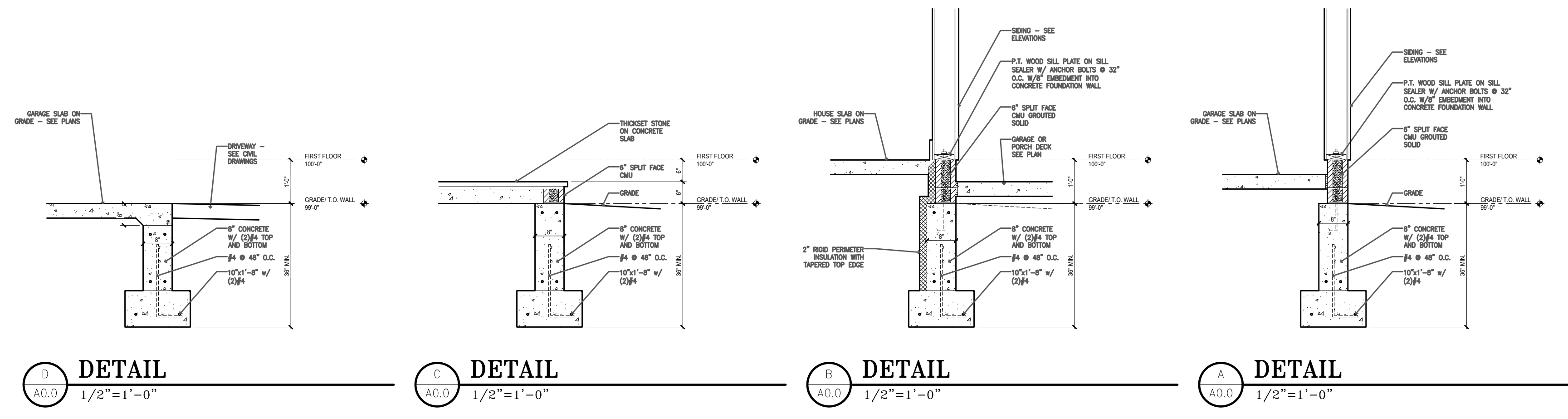
GENERAL NOTES

19017
07 APRIL 2022

CONSTRUCTION DOCUMENTS

REVISIONS

GN-1



FOUNDATION PLAN
1/4"=1'-0"

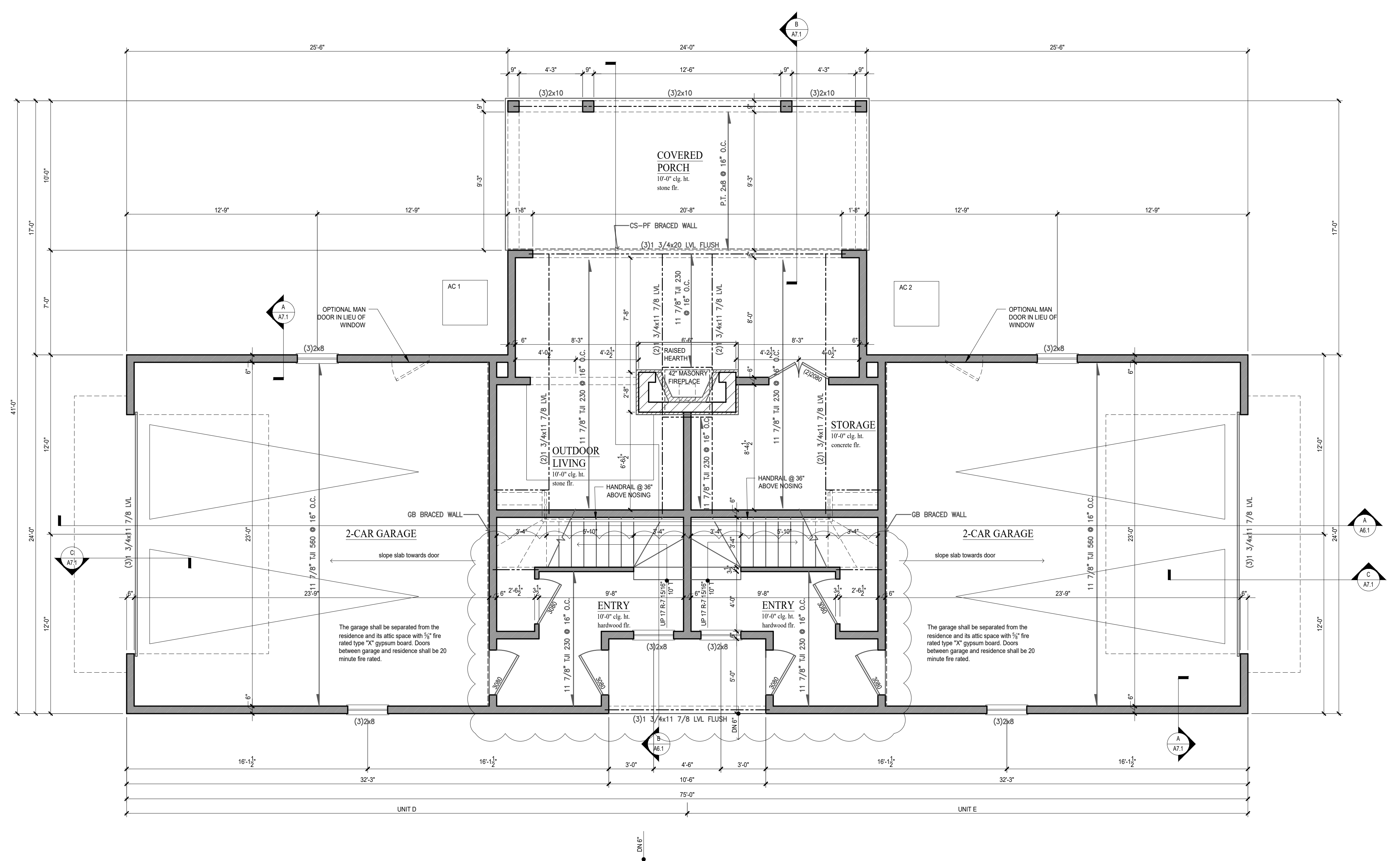
CARMENDY STATION - 2 UNIT
233 SOUTH LIBERTY STREET
POWELL, OHIO

JONES
BRIAN KENT JONES ARCHITECTS, INC.
1398 GOODALE BLVD., COLUMBUS, OH 43212 P 614-388-3729 F 614-340-7015

FOUNDATION PLAN
19017
07 APRIL 2022
CONSTRUCTION DOCUMENTS

REVISIONS
A0.0

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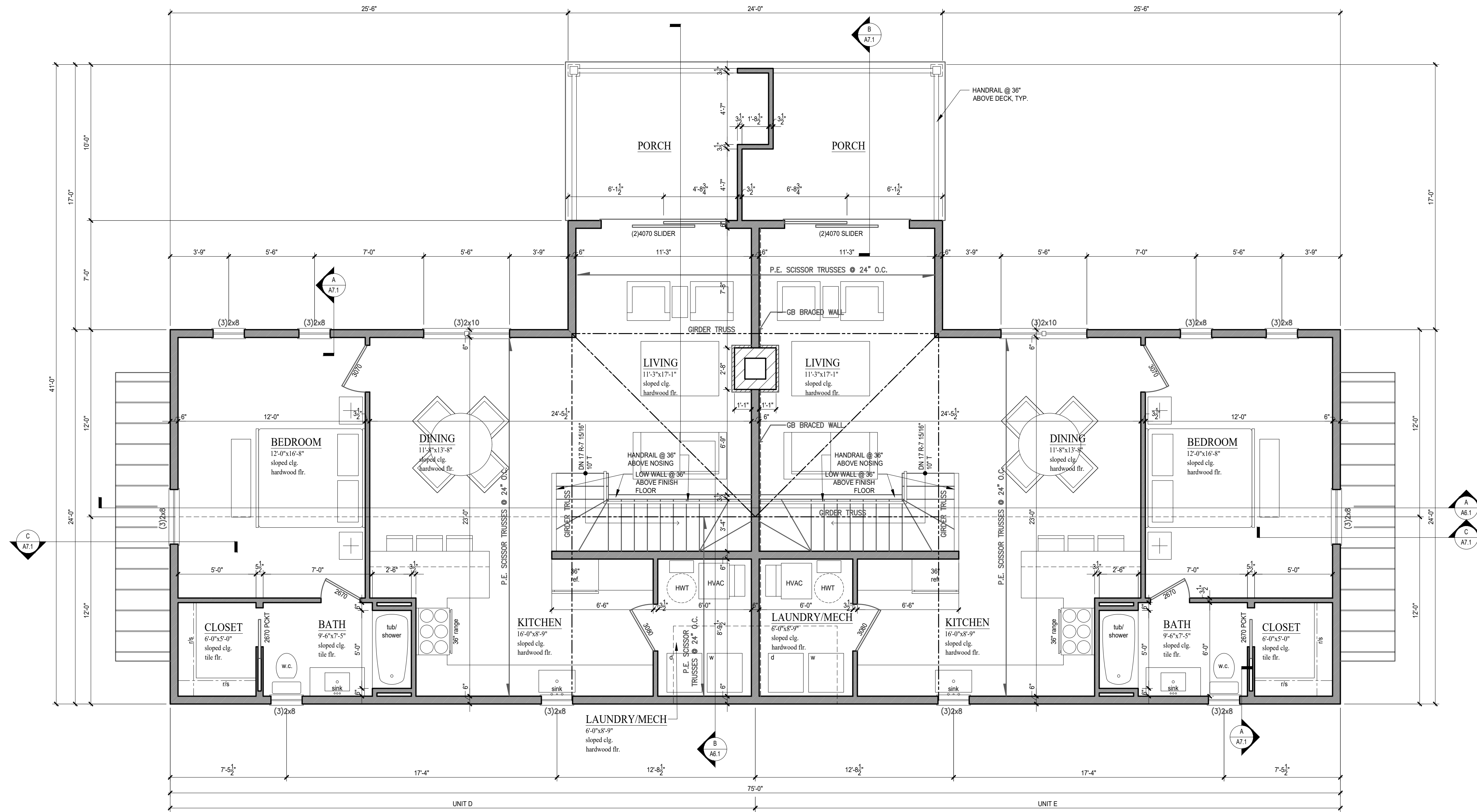
FIRST FLOOR PLAN
1/4"=1'-0"

CARMENDY STATION - 2 UNIT
233 SOUTH LIBERTY STREET
POWELL, OHIO

JONES
BRIAN KENT JONES ARCHITECTS, INC.
1398 GOODALE BLVD., COLUMBUS, OH 43212 P 614-388-3729 F 614-340-7015

FIRST FLOOR PLAN
19017
07 APRIL 2022
CONSTRUCTION DOCUMENTS

REVISIONS
A1.1



SECOND FLOOR PLAN
 1/4"=1'-0"

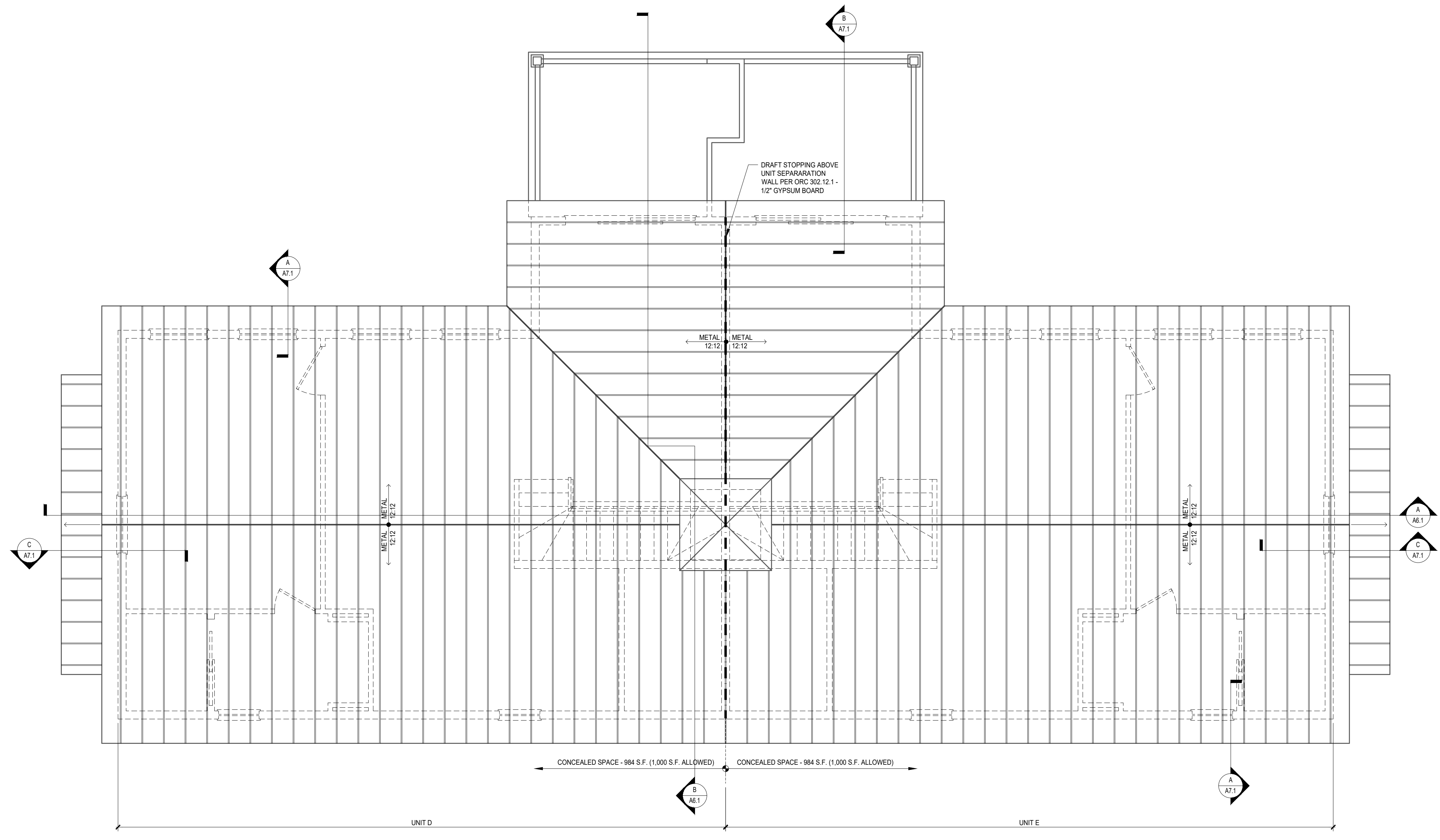
CARMENDY STATION - 3 UNIT
 233 SOUTH LIBERTY STREET
 POWELL, OHIO

JONES
BRIAN KENT JONES ARCHITECTS, INC.
 1398 GOODALE BLVD., COLUMBUS, OH 43212 P 614-388-729 F 614-340-7015

SECOND FLOOR PLAN
 19017
 18 FEBRUARY 2022
 CONSTRUCTION DOCUMENTS

REVISIONS
A2.1

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ROOF PLAN
1/4"=1'-0"

CARMENDY STATION - 3 UNIT
233 SOUTH LIBERTY STREET
POWELL, OHIO

JONES
BRIAN KENT JONES ARCHITECTS, INC.
1398 GOODALE BLVD., COLUMBUS, OH 43212 P 614-388-3729 F 614-340-7015

ROOF PLAN
19017
18 FEBRUARY 2022
CONSTRUCTION DOCUMENTS

REVISIONS
A3.1

Exterior Finish Coded Notes:

1. Clapboard siding - 6" exposure
2. Board and batten siding
3. 1x4 corner boards
4. Asphalt shingles
5. Standing seam metal roof
6. 1/2 Round aluminum gutters and downspouts
7. Vinyl windows and doors
8. 1x4 window trim
9. 1x trim board on smooth fiber cement panel board
10. Open wood rafters at awnings
11. Wood bracket
12. 9" square column wrap
13. 1x fascia and frieze boards
14. Split-faced CMU @ exposed foundations
15. Thin brick veneer
16. Built up wood handrail
17. 1x8 rake board
18. Decorative louver
19. Carriage style garage doors
20. 2x10 band board with sloped composite cap
21. Wood decorative barn doors
22. Gooseneck light fixtures
23. Painted wood shutters w/ shutter dogs
24. Copper finial

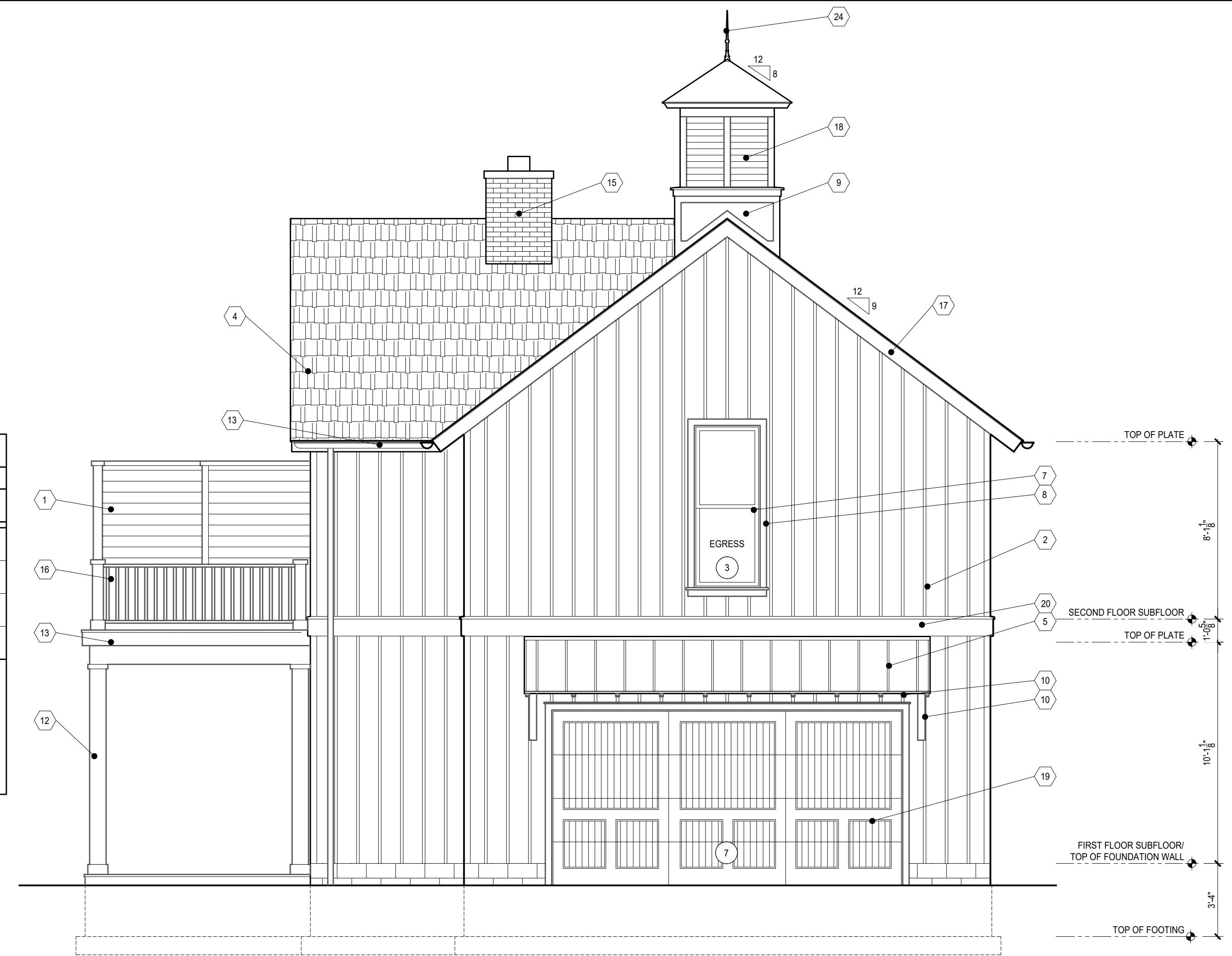
WINDOW & EXTERIOR DOOR SCHEDULE

WINDOWS ARE BASED ON WINDSOR WINDOWS AND DOORS

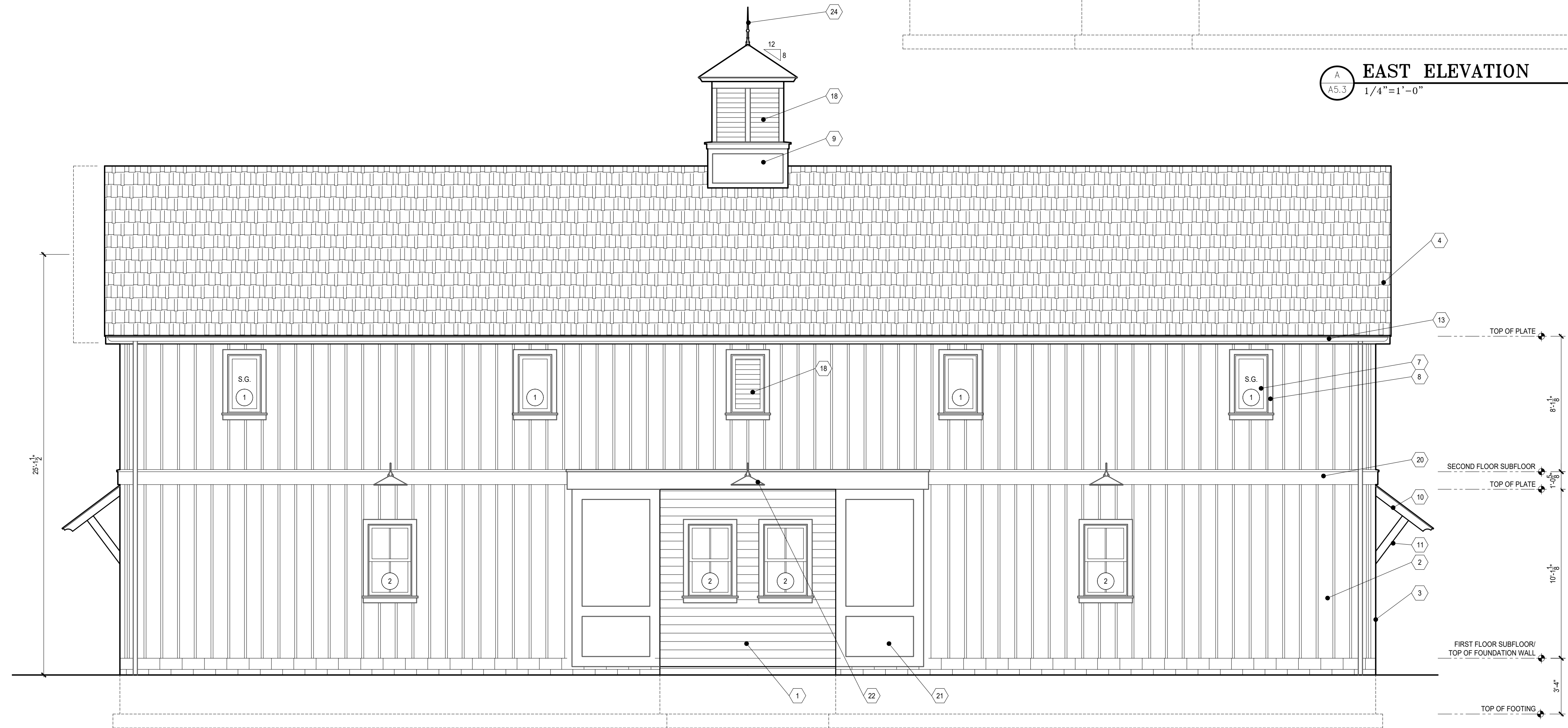
NUMBER	SIZE	WINDOW / DOOR TYPE	NUMBER	SIZE	WINDOW / DOOR TYPE
1	2038	CASEMENT	5	(2)2'-0" x 8'-0"	(2)2 PANEL ENTRY DOOR
2	2622	DOUBLE HUNG	6	(2)4'-0" x 7'-0"	FULL LITE SLIDING PATIO DOOR
3	3040	DOUBLE HUNG	7	16'-0" x 8'-0"	OVERHEAD DOOR
4	3'-0" x 8'-0"	2 PANEL ENTRY DOOR			

WINDOW AND DOOR NOTES:

1. VERIFY ALL ROUGH OPENING SIZES WITH WINDOW MANUFACTURER
2. SEE ELEVATIONS FOR TEMPERED SAFETY GLAZING (S.G.) WINDOW LOCATIONS
3. SEE ELEVATIONS FOR WINDOWS LABELED EGRESS WHICH MEET OR EXCEED EMERGENCY ESCAPE AND RESCUE REQUIREMENTS FOR SLEEPING ROOMS.
4. ALL DOORS AND SIDE LITES TO HAVE TEMPERED SAFETY GLAZING



A EAST ELEVATION
1/4"=1'-0"



B NORTH ELEVATION
1/4"=1'-0"

CARMENDY STATION - 2 UNIT
POWELL, OHIO
233 SOUTH LIBERTY STREET

JONES

BRIAN KENT JONES ARCHITECTS, INC.
1398 GOODALE BLVD., COLUMBUS, OH 43212 P 614-388-3729 F 614-340-7015

EXTERIOR ELEVATIONS

19017
23 MAY 2022

CONSTRUCTION DOCUMENTS

REVISIONS

A5.1

Exterior Finish Colors Key:

Note: All paint colors are Benjamin Moore.

North Building:

1. Red Siding: Copper Clay 2172-10
2. White Trim: Dune White 968
3. Front Door: Walnut Stain -Minwax
4. Garage Door: Waller Green CW 510
5. Roof Shingle: Cambridge AR, Harvard Slate
6. Standing Seam Metal Roof: Galvalume
7. Exposed Foundation: Split Face Block

South Building:

1. Olive Siding: Meditation AF-395
2. White Trim: Dune White 968
3. Front Door: Waller Green CW 510
4. Shutters: Waller Green CW 510
5. Garage Door: Waller Green CW 510
6. Roof Shingle: Cambridge AR, Harvard Slate
7. Standing Seam Metal Roof: Galvalume
8. Exposed Foundation: Split Face Block

Connector Building:

1. White Siding: Dune White 968
2. White Trim: Dune White 968
3. Blue Storefront Trim: Polo Blue 2062-10
4. Front Door: Polo Blue 2062-10
5. Garage Door: Waller Green CW 510
6. Roof Shingle: Cambridge AR, Harvard Slate
7. Standing Seam Metal Roof: Galvalume
8. Exposed Foundation: Split Face Block

2-Unit Building:

1. Charcoal Siding: Iron Mountain 2134-30
2. Charcoal Trim: Iron Mountain 2134-30
3. White Trim: Dune White 968
4. Front Door: Waller Green CW 510
5. Barn Door: Waller Green CW 510
6. Garage Door: Waller Green CW 510
7. Roof Shingle: Cambridge AR, Harvard Slate
8. Standing Seam Metal Roof: Galvalume
9. Exposed Foundation: Split Face Block

Exterior Finish Coded Notes:

1. Clapboard siding - 6" exposure
2. Board and batten siding
3. 1x4 corner boards
4. Asphalt shingles
5. Standing seam metal roof
6. 1/2 Round aluminum gutters and downspouts
7. Vinyl windows and doors
8. 1x4 window trim
9. 1x trim board on smooth fiber cement panel board
10. Open wood rafters at awnings
11. Wood bracket
12. 9" square column wrap
13. 1x fascia and frieze boards
14. Split-faced CMU @ exposed foundations
15. Thin brick veneer
16. Built up wood handrail
17. 1x8 rake board
18. Decorative louver
19. Carriage style garage doors
20. 2x10 band board with sloped composite cap
21. Wood decorative barn doors
22. Gooseneck light fixtures
23. Painted wood shutters w/ shutter dogs
24. Copper finial

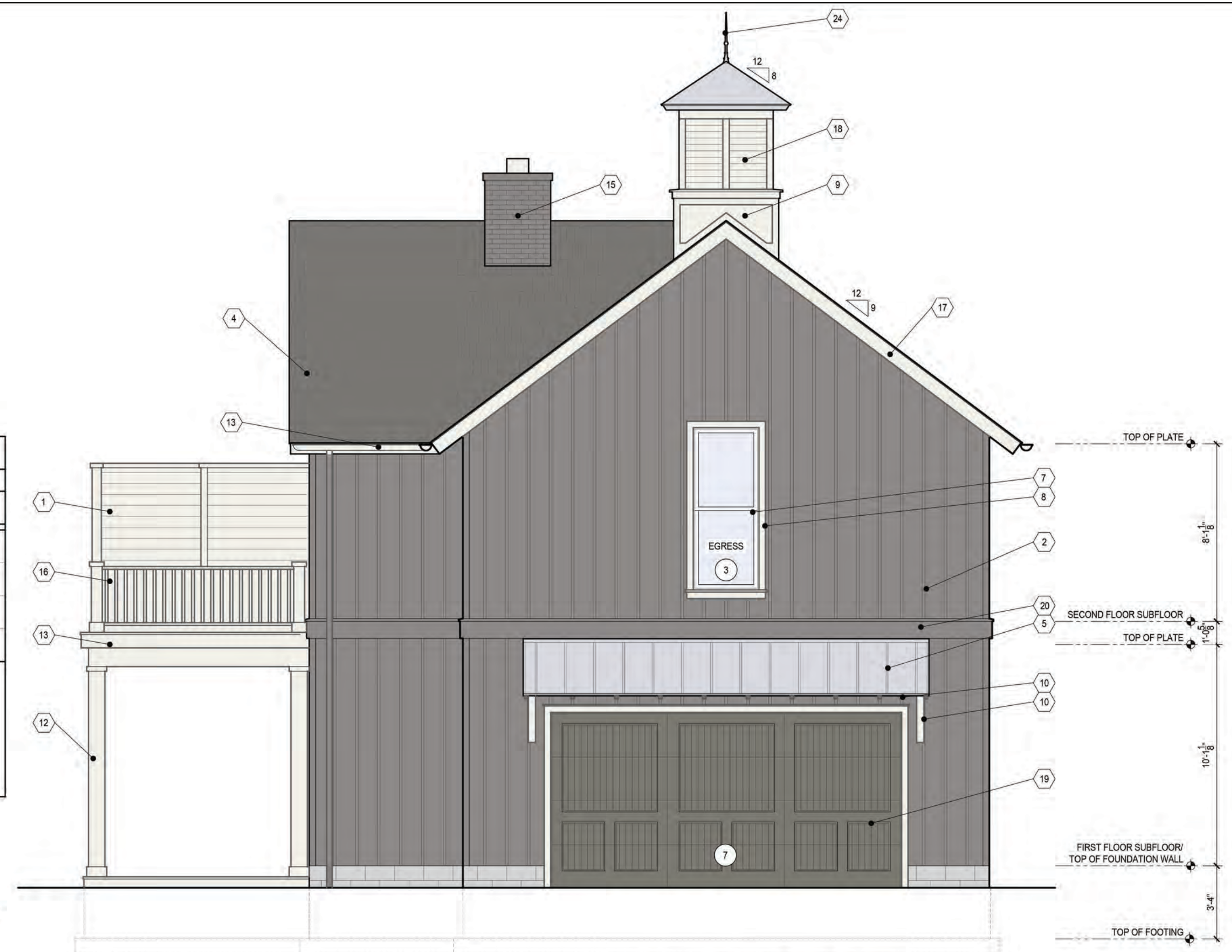
WINDOW & EXTERIOR DOOR SCHEDULE

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3	3040	DOUBLE HUNG	7	16'-0"x8'-0"	OVERHEAD DOOR
4	3'-0"x8'-0"	2 PANEL ENTRY DOOR			

WINDOW AND DOOR NOTES:

1. VERIFY ALL ROUGH OPENING SIZES WITH WINDOW MANUFACTURER
2. SEE ELEVATIONS FOR TEMPERED SAFETY GLAZING (S.G.) WINDOW LOCATIONS
3. SEE ELEVATIONS FOR WINDOWS LABELED EGRESS WHICH MEET OR EXCEED EMERGENCY ESCAPE AND RESCUE REQUIREMENTS FOR SLEEPING ROOMS.
4. ALL DOORS AND SIDE LITES TO HAVE TEMPERED SAFETY GLAZING



A EAST ELEVATION
1/4"=1'-0"



B NORTH ELEVATION
1/4"=1'-0"

CARMENDY STATION - 2 UNIT
233 SOUTH LIBERTY STREET
POWELL, OHIO

JONES

BRIAN KENT JONES ARCHITECTS, INC.
1398 GOODALE BLVD., COLUMBUS, OH 43212 P 614-388-3729 F 614-340-7015

EXTERIOR ELEVATIONS

19017
23 MAY 2022

CONSTRUCTION DOCUMENTS

REVISIONS

A5.1

Exterior Finish Coded Notes:

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23. Painted wood shutters w/ shutter dogs
24. Copper finial

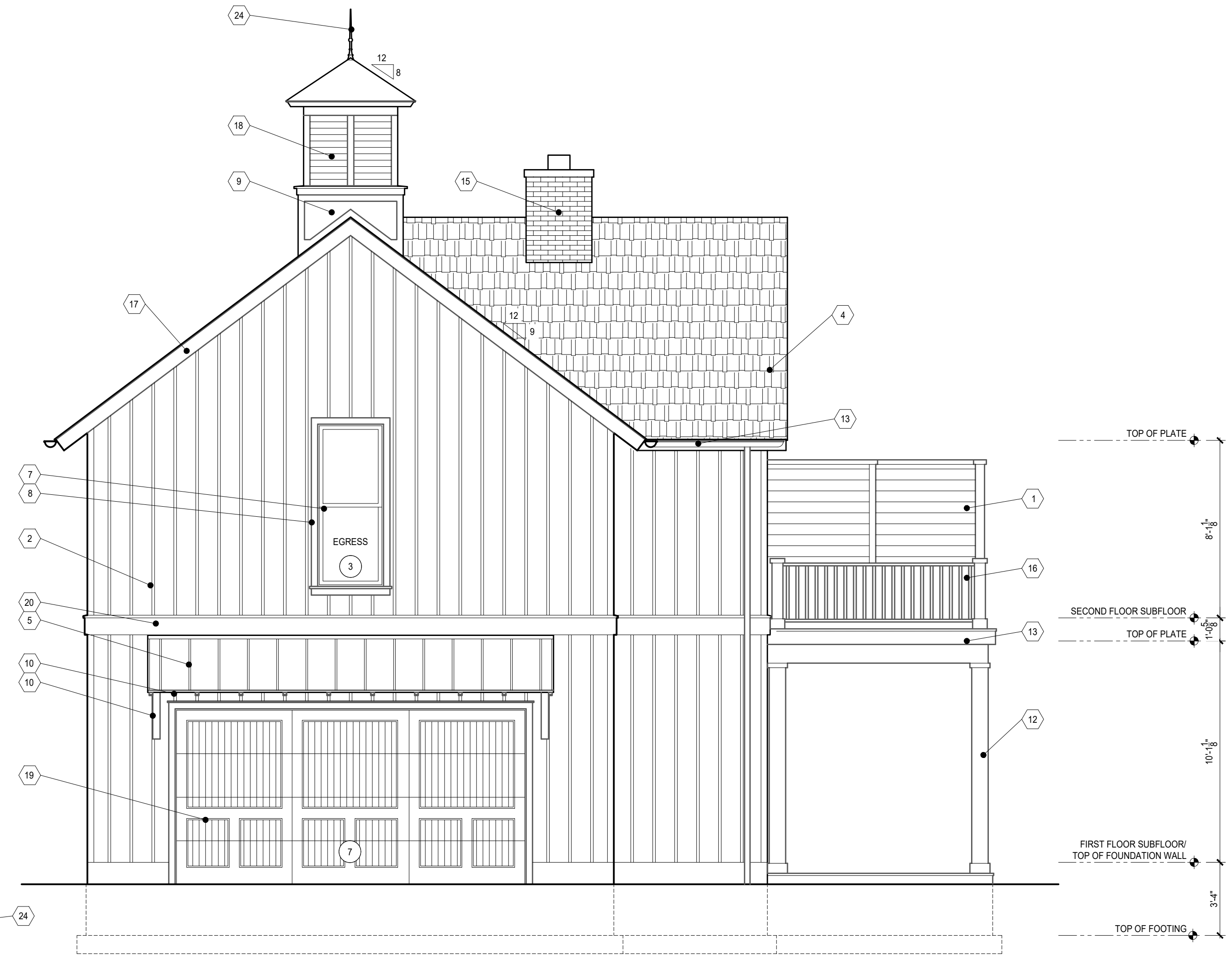
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A WEST ELEVATION
A5.4 1/4"=1'-0"



B SOUTH ELEVATION
B5.4 1/4"=1'-0"

CARMENDY STATION - 2 UNIT
POWELL, OHIO
233 SOUTH LIBERTY STREET

JONES
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1398 GOODALE BLVD., COLUMBUS, OH 43212 P 614-388-3729 F 614-340-7015

EXTERIOR ELEVATIONS
19017
23 MAY 2022
CONSTRUCTION DOCUMENTS

REVISIONS
A5.2

Exterior Finish Coded Notes:

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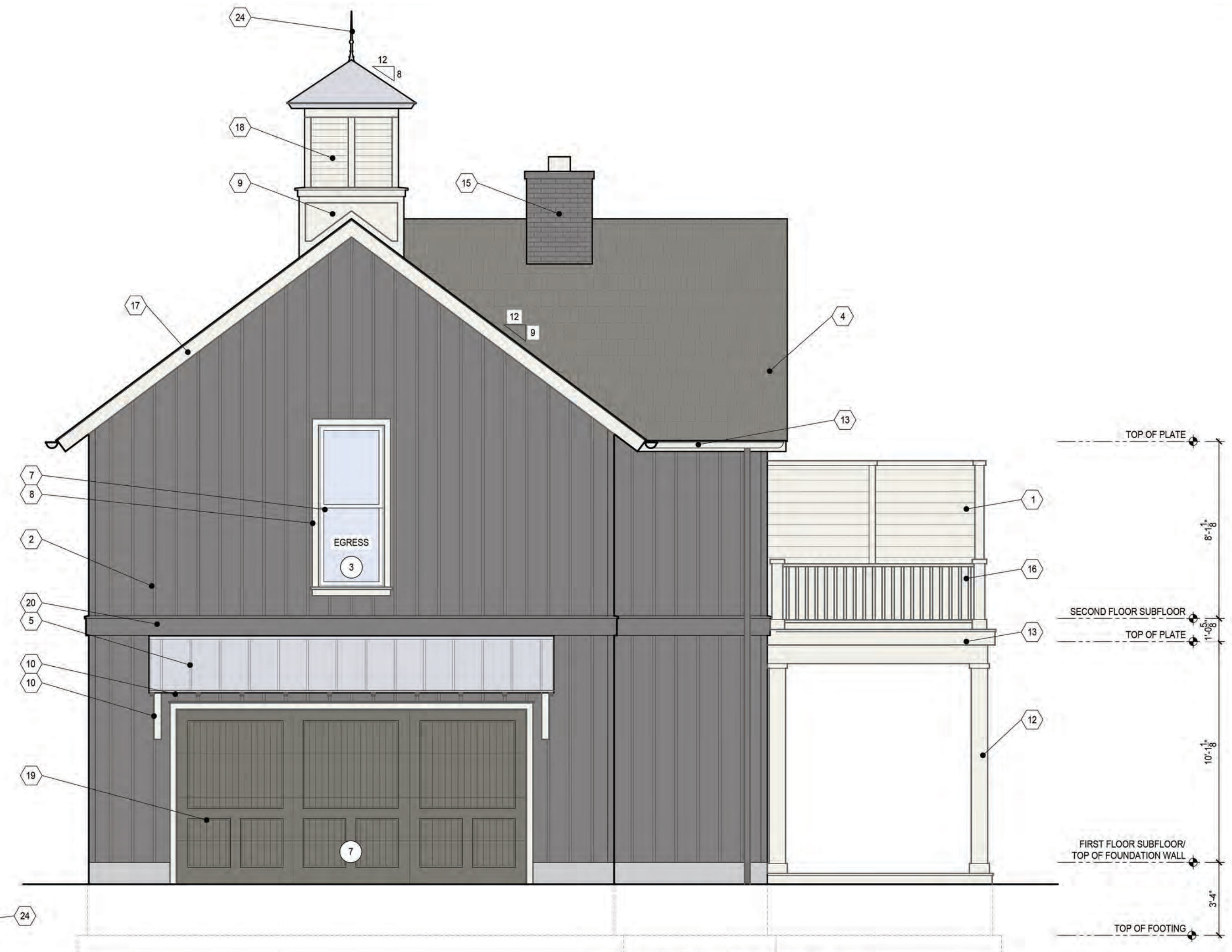
WINDOW & EXTERIOR DOOR SCHEDULE

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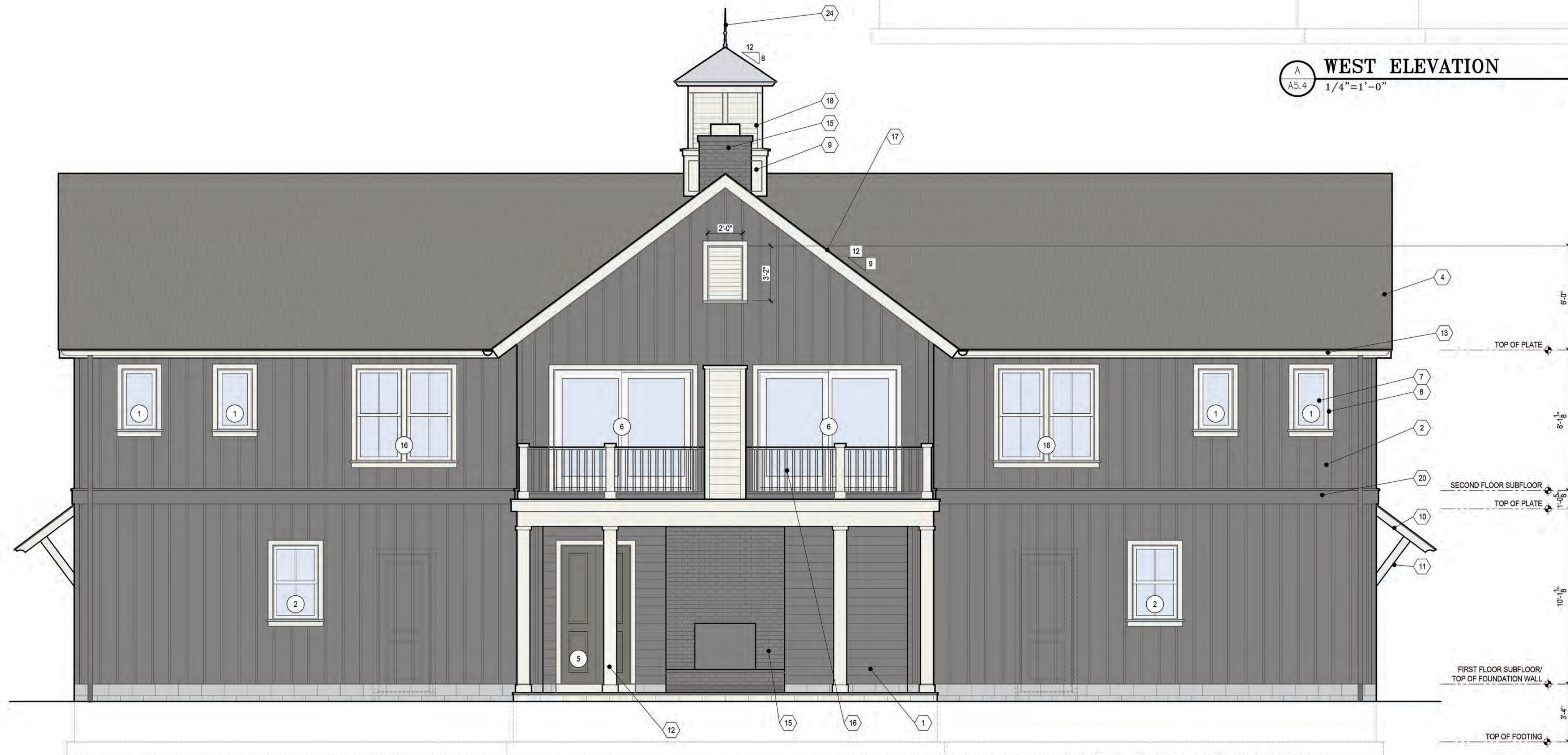
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4. ALL DOORS AND SIDE LITES TO HAVE TEMPERED SAFETY GLAZING



A WEST ELEVATION
1/4"=1'-0"



B SOUTH ELEVATION
1/4"=1'-0"

CARMENDY STATION - 2 UNIT
POWELL, OHIO
233 SOUTH LIBERTY STREET

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JONES

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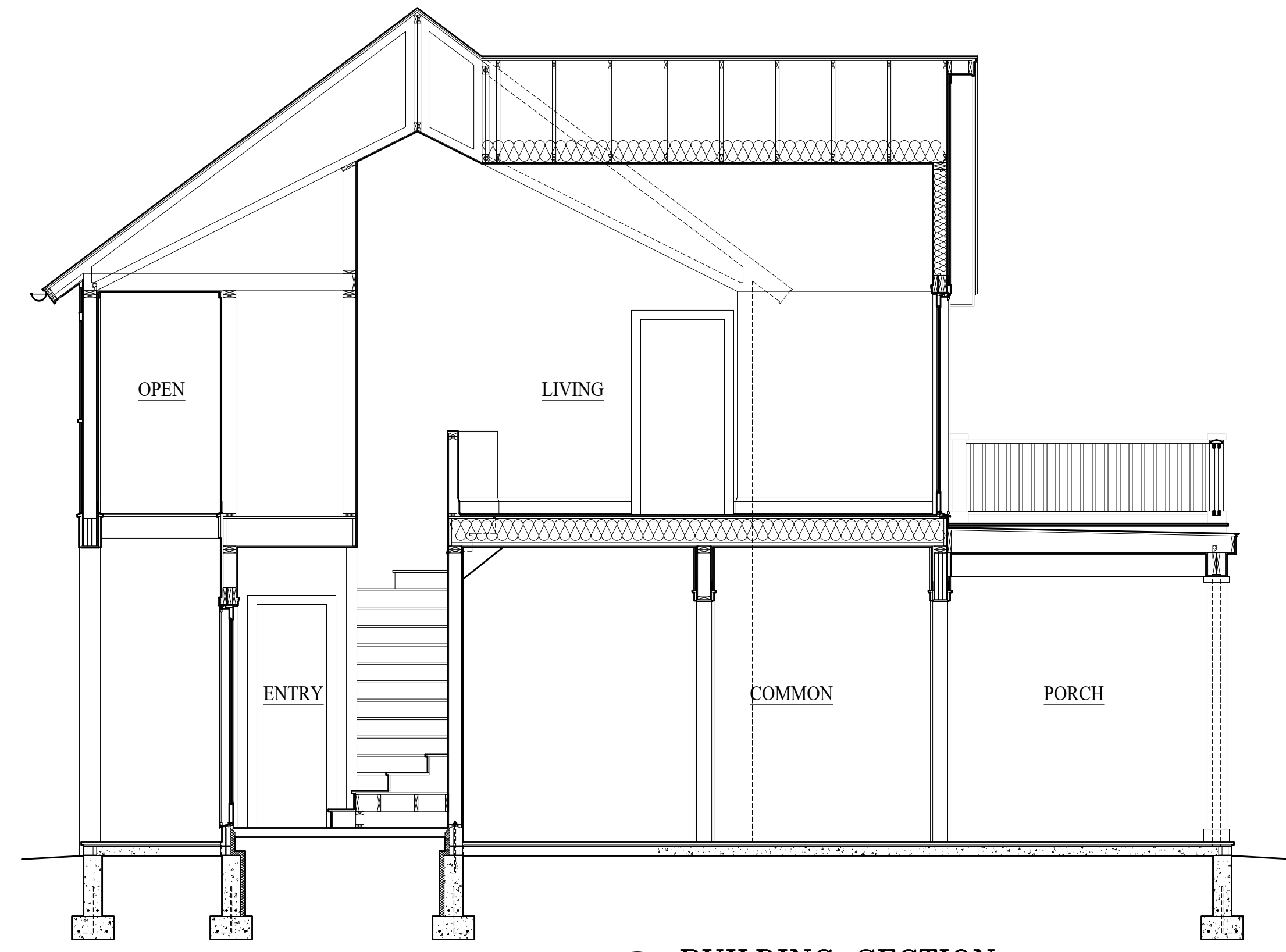
EXTERIOR ELEVATIONS

19017
23 MAY 2022

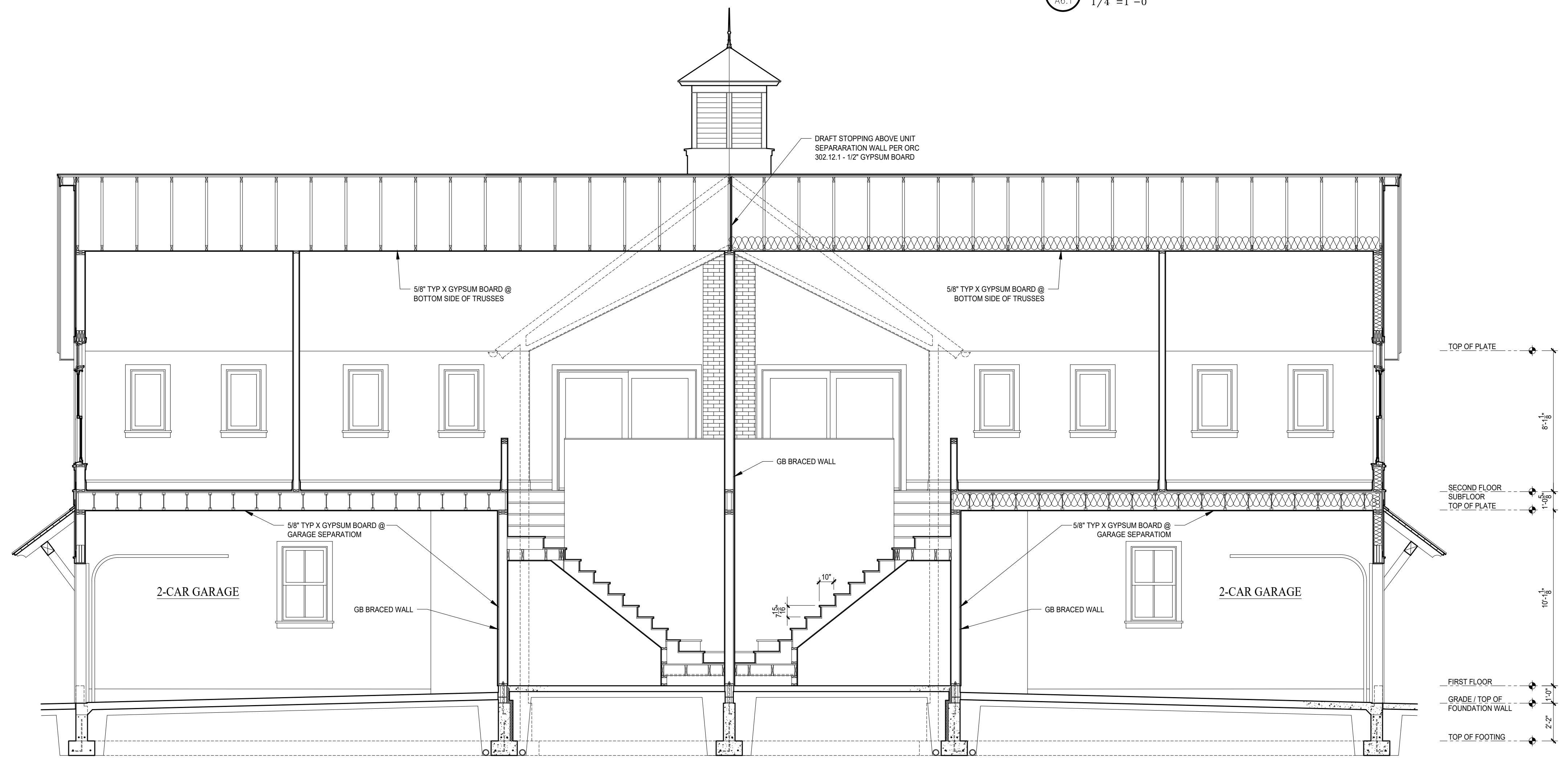
CONSTRUCTION DOCUMENTS

REVISIONS

A5.2



BUILDING SECTION
 1/4"=1'-0"



BUILDING SECTION
 1/4"=1'-0"

CARMENDY STATION - 2 UNIT
 233 SOUTH LIBERTY STREET
 POWELL, OHIO

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 1398 GOODALE BLVD., COLUMBUS, OH 43212 P 614-388-3729 F 614-340-7015

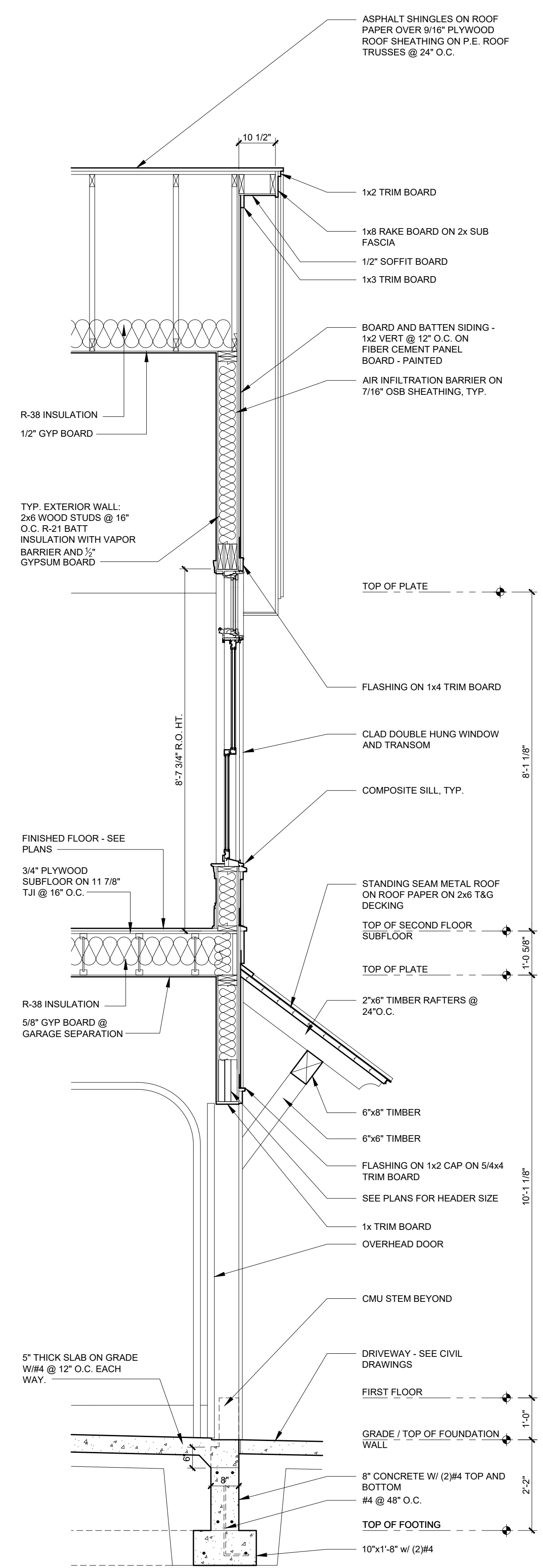
BUILDING SECTIONS

19017
 07 APRIL 2022

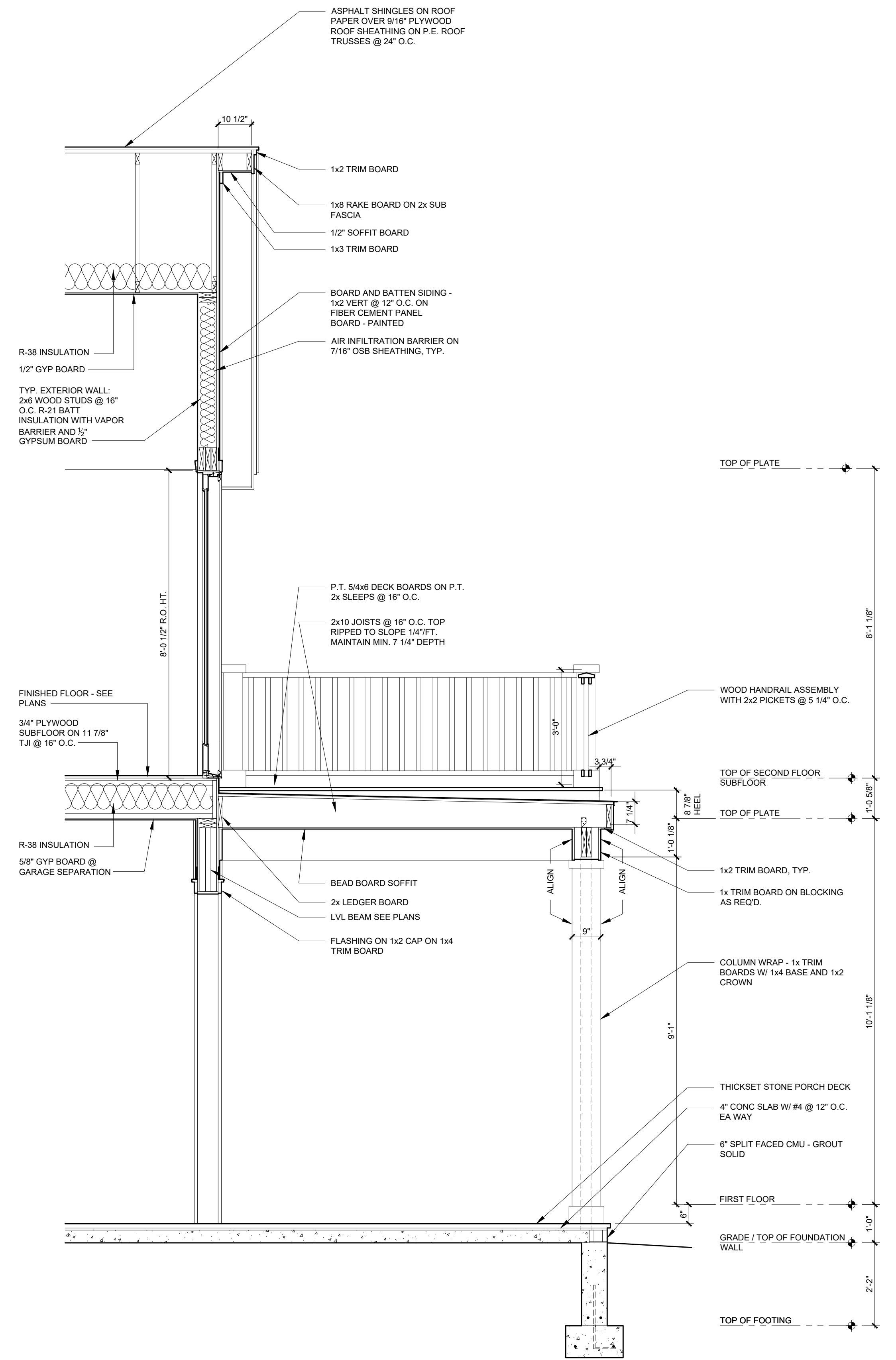
CONSTRUCTION DOCUMENTS

REVISIONS

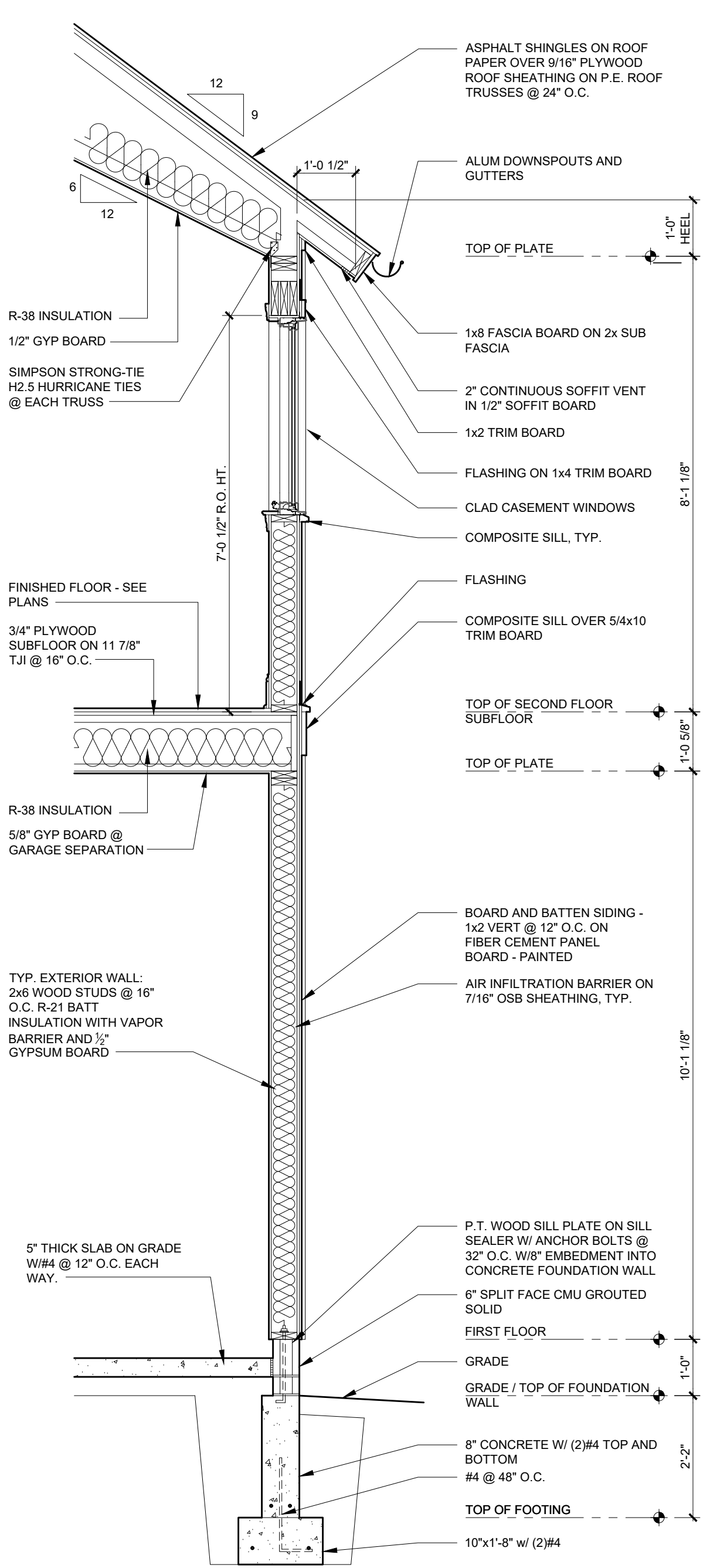
A6.1



WALL SECTION
A7.1 1/2" = 1'-0"



WALL SECTION
B 1/2" = 1'-0"



WALL SECTION
A 1/2" = 1'-0"

CARMENDY STATION - 2 UNIT
POWELL, OHIO
233 SOUTH LIBERTY STREET

JONES
BRIAN KENT JONES ARCHITECTS, INC.
1398 GOODALE BLVD., COLUMBUS, OH 43212 P 614-388-729 F 614-340-7015

WALL SECTIONS
19017
07 APRIL 2022
CONSTRUCTION DOCUMENTS

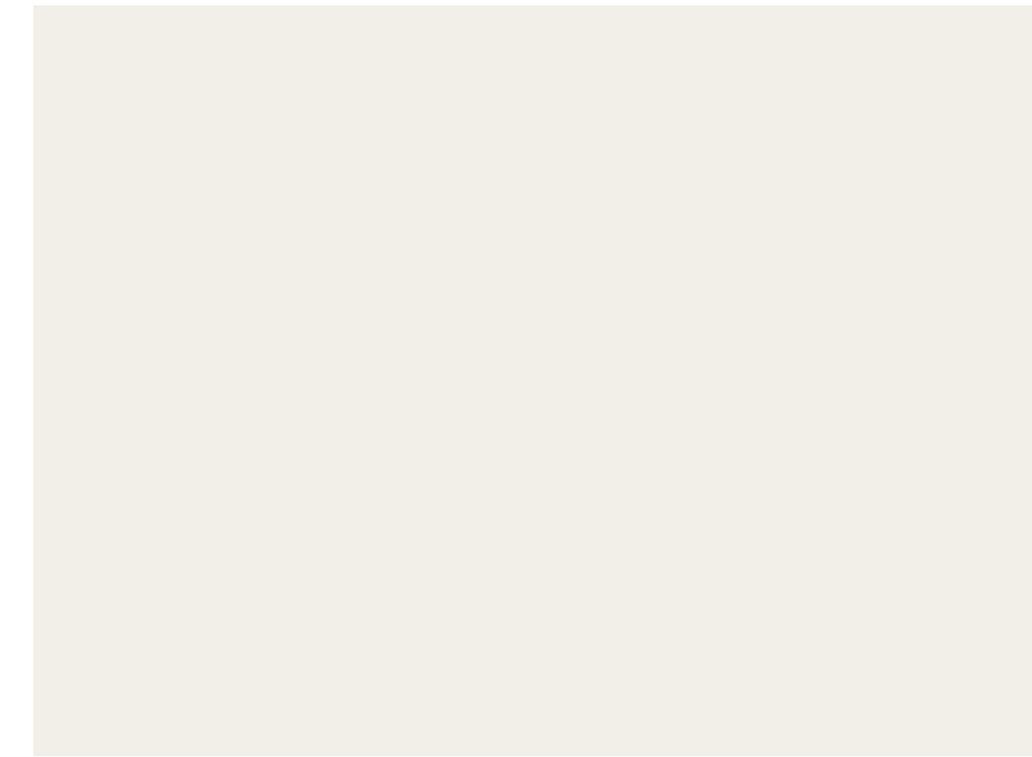
REVISIONS
A7.1

CARMENDY STATION

PAINT COLORS:



BENJAMIN MOORE
COPPER CLAY 2172-10
NORTH BUILDING SIDING



BENJAMIN MOORE
DUNE WHITE 968
TRIM



BENJAMIN MOORE
IRON MOUNTAIN 2134-30
2-UNIT BUILDING SIDING



BENJAMIN MOORE
MEDITATION AF-395
SOUTH BUILDING SIDING



BENJAMIN MOORE
POLO BLUE 2062-10
CONNECTOR BUILDING SIDING



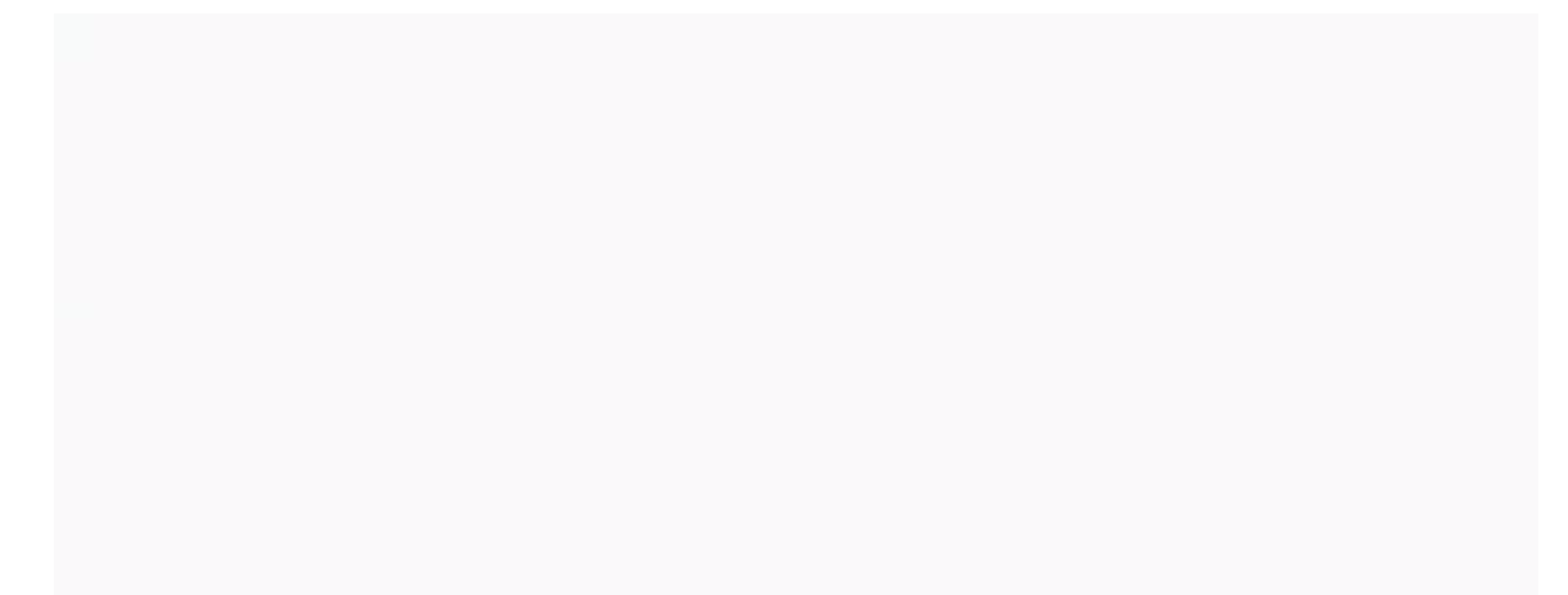
BENJAMIN MOORE
WALLER GREEN CW 510
DOORS AND SHUTTERS



CAMBRIDGE AR SHINGLES
HARVARD SLATE



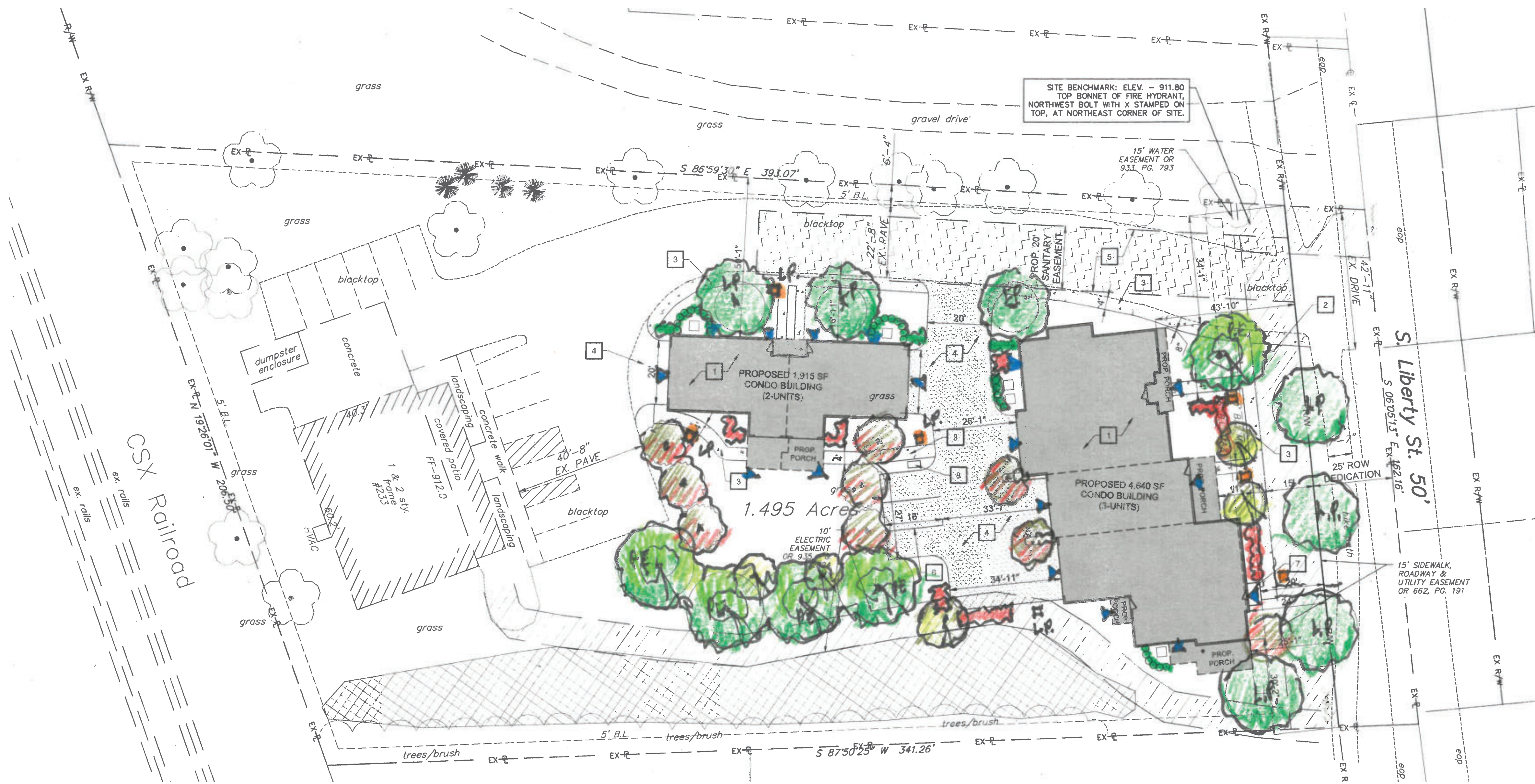
BOARD & BATTEN
HARDIE BOARD WITH 1-1/2" CEDAR BATTENS
12" O.C. BATTENS



WINDSOR NEXT DIMENSION VINYL WINDOWS
WHITE

JONES


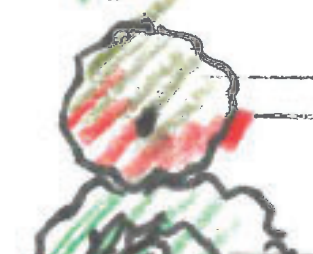






CARMENDY STATION



ARBORVITAE



BURNING BUSH

-  LONDON PLANE
-  SERVICEBERRY
-  PRINCETON ELM
-  ARBORVITAE
-  BURNING BUSH
-  DOGWOOD
-  LAMP POST
-  BUILDING LANTERN



LONDON PLANE



SERVICEBERRY



DOGWOOD



JONES

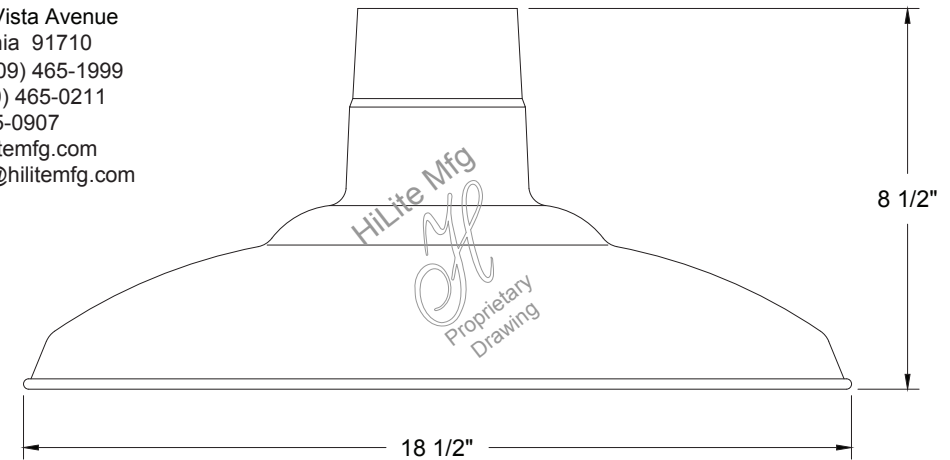


**HI-LITE MFG.
CO., INC**

13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
web: www.hilitemfg.com
e-mail: sales@hilitemfg.com

**H-15518
Shallow Dome Warehouse
Shade Collection**

Job Name: _____
Type: _____
Quantity: _____



FINISH: 96 (GALVANIZED)

FINISH -Multi-stage pretreatment procedure using materials of polyester/polished powder coat, baking enamel liquid, raw metals, and galvanized finishes.

Standard Finishes are: 91(Black), 93(White), 95(Dark Green), 96(Galvanized), BR47(Powder Coat Rust), BK01(Black Texture), GN20(Powder Coat Patina).

Upgraded Finishes are: 29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 98, 101, 102, 137, 138, 139, 140, 121, 122, 123, 124, 125, 126, 11, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49, 15, 16.

(Custom finishes available).

For interior finish of fixture refer to color chart on pages 344-348.

MOUNTING - Cord, Stem, Arm, and Flush mounting available.

ACCESSORIES - CGU(Cast Guard and Glass), LCGU(Large Cast Guard and Glass), WGU(Wire Guard and Glass), LWGU(Large Wire Guard and Glass), ARN(Acorn Globe), LARN(Large Acorn Globe), WGR(Wire Guard), SK(Swivel Knuckle) and FX(Flexible tubing for cord mounted fixture only) available.

REFLECTOR - Heavy duty, spun shade, aluminum 6061-0 and/or 1100-0, galvanized 22 gauge, steel 20/22 gauge, copper 032/040 and brass 032/040 construction. Dependant on finish.

SOCKETS/LAMPS - Available in:
Incandescent

- rated 200 watt max/120 volt, medium base.

Compact Fluorescent(CFL)

- rated 13/18/26/32/42/57 watt max/120/277 volt, GX24Q base.

Metal Halide(MH)

- rated 35/50/70/100/150/175 watt max/120/208/240/277 volt, medium base, 4KV socket.

High Pressure Sodium(HPS)

- rated 50/70/100/150 watt max/120/277 volt, medium base.

Light-Emitted Diode(LED)

-See LED specification sheet.

MADE IN THE U.S.A.

Suitable for wet location.
(Except when cord mounted)



JONES



7FT POST

7' DIRECT BURIAL POST

6660TK

FINISH: Textured Black

WIDTH: 3"

HEIGHT: 84"

DEPTH: 0



POST LIGHT



Fixture:	12" Shade
Finish:	91 (Black - Shade White In...)
Post Arm Option:	P-1 (P-1, 13" Post Arm (1/...))
Post Arm Color:	91 (Black - Wet Rated)
Post Arm Accessory:	None
Wire Guard Option:	None
Glass & Guard Option:	None
Lamp Selection:	Standard Incandescent M...
Pole Diameter:	None

Part Number:
H-15112-91/P-1-91/INC

Request Part Number



Planning & Zoning Commission

Record of Action

**Date: July 13, 2022
at 6:30 p.m.**

Case 2022-11AM – AMENDMENT TO AN APPROVED DEVELOPMENT PLAN

Applicant: KAD, LLC
Location: 233 S. Liberty St.
Zoning: DB – Downtown Business District
Request: Review and recommendation of approval to City Council of an Amendment to an Approved Development Plan to construct five residential units in two condo buildings on ±1.5 acres.

MOTION: Commissioner Boysko moved for an approval of an Amendment to a Final Development Plan (Case 2022-11AM) as represented by KAD, LLC for the property located at 233 S. Liberty Street in the Downton Business District with the intent to construct 5 residential units in 2 condo buildings on ±1.5 acres with the following conditions:

1. The applicant submit a Photometric Plan with the zoning certificate application for staff review;
2. The applicant work with Staff and the Architectural Advisor to create a more cohesive color scheme between the two residential buildings;
3. The applicant work with the City to document all necessary easements and right-of-way dedications.
4. Finalize signage with City Staff.

Commissioner Simpson seconded the motion.

VOTE: Y- 6 N - 0 (None) AB - 0 (None)

RESULT: Motion passed, The Amendment to an Approved Development Plan was Approved.

STAFF CERTIFICATION

**Claudia D. Husak, AICP
Planning Director/Zoning Administrator**



**PLANNING & ZONING
MEETING MINUTES
July 13, 2022**

AMENDMENT TO AN APPROVED DEVELOPMENT PLAN (2022-11AM)

Applicant: KAD, LLC
Location: 233 S. Liberty St.
Existing Zoning: DB – Downtown Business District
Request: Review and recommendation of approval to City Council of an Amendment to an Approved Development Plan to construct five residential units in two condo buildings on ±1.5 acres.

1. Case 2022-11AM_Staff Report_07132022.pdf
2. Carmendy Station Combined History.pdf
3. 07132022_Carmendy Station_Combined Amendment.pdf

MOTION: Commissioner Boysko moved to take from the table the Amendment to an Approved Development Plan (Case 2022-11AM). Commissioner Bailik seconded the motion.

VOTE: Y – 6 N – 0

Motion unanimously approved.

Elise Schellin, Development Planner gave the Staff Report and advised the commission they should consider whether the live/work units meet the intent of the Downtown Business District regulations requiring the first floor of all structures facing a public street be occupied by a non-residential use. She also stated the Historic Downtown Advisory Commission (HDAC) reviewed the material, color palette, and the Landscape Plan. Staff recommends the Planning and Zoning Commission recommend approval to City Council, approving the residential live/work use along South Liberty Street, with the following conditions:

1. The applicant submit a Photometric Plan with the zoning certificate application for staff review;
2. The applicant work with Staff and the Architectural Advisor to create a more cohesive color scheme between the two residential buildings;
3. The applicant work with the City to document all necessary easements and right-of-way dedication.

Ms. Schellin stated once the proposal receives recommendation from the Planning and Zoning Commission, the application will be reviewed as an ordinance by City Council with two readings.

Steve Reynolds, Architectural Advisor gave his report and thanked the applicant for continuing to improve the massing, colors and materials. He agreed with Staff's recommendation to create a more cohesive color scheme.

Brian Jones, The Jones Studio, 503 City Park, Columbus stated he is there to answer any questions regarding the project. He thanked the City for assisting in the process.

Vice Chairman Little opened the floor for public comment. Hearing none, he closed the public comment portion for this application and opened it up for Commission discussion.

Commissioner Simpson appreciates all of the work the applicant has done. He is good with the live/work component in the back but wonders if the property were sold how it would be enforced. He likes the project and is good with it moving forward. Yazan Ashrawi, Law Director stated from his perspective it would be a change of use to the site, which would require an administrative review by staff and a new Certificate of Zoning regarding a change of use.

Commissioner Herchenroether asked for staff to clarify parking requirements for each unit. Ms. Schellin stated 15 spaces would be required for all 5 residential units. They provided 13 spaces, which the garages would be included in the calculation and with DLC being over parked they would allocate the 2 additional spaces there. Commissioner Herchenroether said it looks good and he supports the project. He is concerned about the possibility of the City extending Depot Street to Liberty Street in the future. He is suggesting the applicant move the access as far south as possible.

Commissioner Ahmed said other than to emphasize they work with Staff and the Architectural Advisor to create a more cohesive color scheme, he thinks they have done a good job and wishes them the best.

Commissioner Bailik is good with the project and thanked the applicant for their willingness to work through the process.

Commissioner Boysko asked about the issue with the color scheme and Mr. Reynolds stated there was some thought during the HDAC review to having one less color. Mr. Jones stated they're amenable to the recommendation. Commissioner Boysko said he likes the variant of the architecture. He's looking for clarification on site lighting and the photo metrics. Mr. Jones stated they're trying to utilize some of the building lighting with photocells in order to amplify but also keep the residential feel. Mr. Reynolds also stated they're looking for an even residential lighting level rather than 5 bright spot lights.

Chairman Little asked for clarification regarding trash pick-up and mail distribution. Mr. Jones said a dumpster at DLC Electric, would service the two rental units and the residential units on Liberty would have conventional pick-up. Mail will be in one location for drop-off and pick-up. Chairman Little stressed his concern that the applicant take a closer look at the driveway location. He stated with the Keep Powell Moving Plan and the City having more resources, the potential is there to extend Depot Street, which

could create an issue with the driveway location to this property. Also, he would like them to be sure there is enough room for emergency service vehicles to turnaround. He looks forward to seeing the final product.

MOTION: Commissioner Boysko moved for an approval of an Amendment to a Final Development Plan (Case 2022-11AM) as represented by KAD, LLC for the property located at 233 S. Liberty Street in the Downton Business District with the intent to construct 5 residential units in 2 condo buildings on ±1.5 acres with the following conditions:

1. The applicant submit a Photometric Plan with the zoning certificate application for staff review;
2. The applicant work with Staff and the Architectural Advisor to create a more cohesive color scheme between the two residential buildings;
3. The applicant work with the City to document all necessary easements and right-of-way dedications.
4. Finalize signage with City Staff.

Commissioner Simpson seconded the motion.

VOTE: Y – 6 N – 0



STAFF REPORT

PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers
47 Hall Street

Wednesday, July 13, 2022
6:30 P.M.

1. AMENDMENT TO A FINAL DEVELOPMENT PLAN REVIEW (Case 2022-11AM)

Applicant: KAD, LLC
Location: 233 South Liberty Street
Existing Zoning: DB – Downtown Business District
Request: Review and recommendation of approval to City Council of an Amendment to an Approved Development Plan to construct five residential units in two condo buildings on ±1.5 acres.

Aerial Site Image: <https://goo.gl/maps/q3Jdmhxn2hfmF6NT8>

Project Background

A Final Development Plan for this proposal was previously approved with the adoption of Ordinance 2008-22 in 2008. This ordinance approved the existing structure on the western side of the site, which houses DLC Electric business, as well as two commercial buildings fronting South Liberty Street, which were not built. In 2019, the applicant applied for an Amendment to an Approved Development Plan with an updated plan for the buildings fronting South Liberty Street. The Amendment was reviewed by the Planning and Zoning Commission on October 9, 2019 and was sent to the Historic Downtown Advisory Commission for comment on November 14, 2019. Following this review, the applicant did not move forward with further approvals and therefore the development process remained incomplete.

The Planning and Zoning Commission reviewed the project again as an Amendment to a Final Development Plan on May 11, 2022 and sent the application to the Historic Downtown Advisory Commission for review and recommendation. On June 23, 2022 HDAC recommended approval of the project to the Planning and Zoning Commission, with conditions as outlined in the Record of Action. Council will review the amended development plan following a formal recommendation by the Planning and Zoning Commission.

Proposal Overview

The applicant is proposing two condominium buildings on the ±1.5-acre site. A 4,659-square-foot building along the South Liberty Street frontage contains three units, each with a 2-car garage and porch elements. The second condominium building fronts a private drive and consists of two units in a 1,915-square-foot building, which also includes a 2-car garage and porch for each unit. Four of the five condo units are intended to be renter occupied, with the remaining unit intended to be owner occupied. The option of live/work space is available for units B and C, which front South Liberty Street.

Access to the site remains off the existing drive from South Liberty Street. In addition to the 2-car garages, three off-street parking spaces are provided. The applicant also plans to dedicate 25 feet of right-of-way from the centerline of South Liberty Street, parallel to the existing property line. An asphalt bike path exists within the area of the dedicated right-of-way.

Conceptually, the plan remains similar to the 2019 Amendment with updates to the unit layout and architectural elements.

Updates Since Last Submission

- The building was relocated to meet the 20-foot minimum front yard setback
- The proposed height of the building was provided
- Additional parking information was provided. Existing parking spaces on-site, at DLC Electric, will be allocated for the residential units to meet code requirements.
- A Landscape Plan was provided
- Technical drawing set corrections were completed
- Lighting details were provided
- Physical color and material samples have been provided

Ordinance Review

In accordance with the requirements of codified ordinance 1143.11(r), all plats, once a final development plan for a planned district has been approved by Council, all subsequent substantial changes to that plan shall only be permitted by resubmission as a new substitute plan and repatriation of the procedures established in these sections. "Substantial change" for the purposes of this section shall mean any modification of an approved planned district development plan, as determined by the Zoning Administrator that results in:

1. Any increase in the number, or change in the type and/or mix of residences, and/or non-residential building area or land use;
2. Decrease in the approved minimum lot size, number of parking spaces to be provided, and/or trash storage areas;
3. Change in the approved location of land uses, land use subareas or sub-elements, streets, public or private parklands and other public facilities, and/or natural environmental preserves or scenic easements by more than thirty (30) feet;
4. Reduction in area of public and/or private parklands or other public facilities and/or natural environmental preserves or scenic easements;
5. Alteration of the basic geometry and/or operational characteristics of any element of the approved street pattern, parking facilities, service access, trash storage facilities, and/or system of pedestrian and/or equestrian paths that results in a change in operating characteristics or character;
6. Any circumstance below the minimum requirements established in this Zoning Ordinance or as required in the approval of a conditionally permitted use in a planned district.

This proposal is determined to be a substantial change from the 2008 Final Development Plan based on numbers 1, 2, and 5 as outlined above, and therefore must be resubmitted as a new plan and follow the approval procedures outlined in Section 1143.11.

Downtown Business District Requirements:

The site is located in the Downtown Business District, and is regulated by the Codified Ordinances of Powell, [Section 1143.16.2 – DB – Downtown Business District](#). The purposed of this district is, "to preserve, protect, and promote the village-scale central commercial and office environment through promotion of mixed used pursuits developed in a manner that is pleasant, safe, and convenient..."

Proposed uses for this site include single-family attached dwellings, with the potential for live/work commercial space within two of the units fronting South Liberty Street. Single-family attached dwellings, retail shops, office facilities, personal services, and home occupations are included in the

list of permitted uses for the Downtown Business District. The residential uses with the commercial component, along with the existing electrical business on site will create a small-scale mixed-use development on site that is consistent with the purpose of the Downtown Business District.

Code requires a minimum front setback of 20 feet, and a maximum setback of 25 feet. The building fronting South Liberty Street has been relocated to meet the 20 foot setback requirement. Both proposed buildings meet the side and rear yards setback requirement of 5 feet.

Additional regulations include lot coverage, minimum building separation, maximum building height, and non-residential requirements. The submission proposes $\pm 15\%$ lot coverage, meeting the 20% maximum. The submission also meets the 10-foot building separation minimum. Maximum building height in the district is 35 feet. The tallest building height proposed is ± 26 feet. Within the Downtown Business District, it is required that the first floor of all structures facing a public street must be occupied by a non-residential use, unless specifically authorized in an approved Final Development Plan. This proposal includes the opportunity for live/work units that front South Liberty Street.

[1143.18 – DD – Downtown District Overlay District:](#)

This proposal is also included within the bounds of the Downtown Overlay District. Under 1142.18(k)(2), The Planning and Zoning Commission may ask the Historic Downtown Advisory Commission to review a Certificate of Appropriateness application with Staff and provide written comments and recommendations to the Planning and Zoning Commission for consideration. Applications for Certificates of Appropriateness shall be judged using the adopted Powell Architectural Guidelines.

[Parking Requirements – Section 1149.07:](#)

Three parking spaces per dwelling unit are required for the proposed condos, for a total of 15 parking spaces. Including the garage spaces, 13 parking spaces are provided with the new residential units. The remaining two spaces will be accounted for with existing parking spaces at the DLC Electric business on-site. The Downtown Business District regulations state, “The number of off-street parking spaces required to be provided may be reduced in the Downtown Business District at the discretion of the Planning and Zoning Commission to one-half the required in other districts for the same use.”

[Comprehensive Plan Consistency](#)

The proposal is consistent with the following Guiding Principles (p. vi) of the Comprehensive Plan:

- The historic, small town charm of Downtown Powell should be preserved and enhanced. Downtown Powell should be a vibrant, accessible center of the community with a diverse mixture of uses and activities.
- Diverse housing options are important to the community. The City embraces its family-friendly character and also recognizes the need for housing to serve a diverse population in all stages of life. Alternatives to large lot single family subdivisions are acceptable, but design aesthetic, character, and high quality development standards are critical to ensuring new options are appropriate to Powell.
- Development patterns should seek to minimize traffic impacts by mixing uses or locating compatible uses within walking distance (i.e. a 5 to 10 minute walk), and by providing interconnected street systems with sidewalks and multi-use paths that provide safe, comfortable and convenient pedestrian routes.
- New commercial development should contribute to both the service needs of the community as well as the economic and fiscal well-being of the City.

The site is within the Mixed Use Village Center identified by the Land Use Plan (p. 30):
The intent of this area is to retain the quaint village scale and Midwest vernacular architecture. A variety of uses and activities are encouraged to support a vibrant, walkable village center. Building heights and massing should be closely coordinated with the scale of existing buildings to create a cohesive character that blends new and old structures. This applies to both commercial and residential buildings.

The following “Development Guidelines” are applicable for this project within the Mixed Use Village Center:

- Commercial and mixed-use buildings should be located adjacent to the public sidewalk with prominent main entrances and storefront windows. Outdoor patio spaces are encouraged.
- All streets should have tree-lined sidewalks, decorative street lamps and other pedestrian-oriented streetscape amenities.
- High quality materials and architectural detailing is critical to ensure new development contributes to the village character.

The live/work units and mixed-use nature of the site is consistent with the Comprehensive Plan. Front porches are encouraged in the Mixed Use Village Center, and are provided in the submission. Additional information, including a Landscape Plan and material details will be required to ensure the development meets the relevant guidelines above. Staff will rely on the Architectural Advisor for a detailed analysis on the building massing and vernacular.

Staff Comments

At the May Planning and Zoning Commission review of this project, the Commission considered whether the live/work units meet the intent of the Downtown Business District regulations requiring the first floor of all structures facing a public street to be occupied by a non-residential use. Per Code, if the Commission deems the proposal appropriate, residential uses can be approved. The Commission generally supported the proposal with residential and the potential for live/work space fronting South Liberty Street.

All District requirements are met with the updated proposal.

Planning and Zoning Commission sent the proposal to HDAC for comment and a formal recommendation. The Record of Action, draft minutes, and staff report from the HDAC review are included in the history file of the meeting packet.

Staff Recommendation

Staff recommends the Planning and Zoning Commission recommend approval to City Council for Case 2022-11AM, approving the residential and live/work uses along South Liberty Street, with the following conditions:

1. The applicant submit a Photometric Plan with the zoning certificate application for staff review;
2. The applicant work with Staff and the Architectural Advisor to create a more cohesive color scheme between the two residential buildings;
3. The applicant work with the City to document all necessary easements and right-of-way dedication.

After the proposal receives a recommendation from Planning and Zoning Commission, the application will be reviewed as an ordinance by City Council.



Historic Downtown Advisory Commission

Record of Action

Date: June 23, 2022
at 6:00 p.m.

CERTIFICATE OF APPROPRIATENESS (Case 2022-14CA)

Applicant: Taylor Houvig, The Jones Studio
Location: 233 S Liberty St
Zoning: DB – Downtown Business District
Request: Review and recommendation of approval to Planning and Zoning Commission of the architectural elements of five residential units in two condo buildings on ±1.5 acres.

MOTION: Tom Coffey moved to recommend approval to the Planning and Zoning Commission of a Certificate of Appropriateness (Case 2022-14CA) as submitted by Taylor Houvig, The Jones Studio located at 233 South Liberty Street for architectural elements of five residential units in two condo buildings on a ±1.5-acre parcel based on the following conditions:

1. That the color palette be more consistent between the two buildings, and the applicant consider incorporating the same colors into both buildings;
2. The Architectural Advisor comments regarding massing should be addressed.
3. The applicant provides lamp post detail.

Deb Howell seconded the motion.

VOTE: Y- 3 N - 0 (None) AB - 0 (None)

RESULT: The motion passed, the architectural elements were approved.

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planning Director/Zoning Administrator

CERTIFICATE OF APPROPRIATENESS (Case 2022-14CA)

Applicant: Taylor Houvig, Jones Studio
Location: 233 S Liberty St
Zoning: DB – Downtown Business District
Request: Review and recommendation of approval to Planning and Zoning Commission of the architectural elements of five residential units in two condo buildings on ±1.5 acres.

Elise Schellin gave the Staff Report and stated Planning and Zoning Commission asked the Historic Downtown Advisory Commission to review the proposal and make a recommendation of approval or denial regarding the Architectural elements of the project to the Planning & Zoning Commission for a Certificate of Appropriateness.

Chairman Coffey stated that is a bit confusing and asked for an explanation on the recommendation.

Claudia Husak stated Chairman Coffey had mentioned Sketch Plan Review earlier and she explained the Sketch Plans that HDAC has seen in the past came out of applications to the Planning & Zoning Commission. HDAC provides comments not an action on those where either Planning & Zoning or City Council has the final vote. She and Elise have analyzed the processes within the Zoning Code and found this HDAC review has not been applied in accordance with the Code. She said when an application is the ultimate purview of the Planning & Zoning Commission and City Council there is a step for HDAC to weigh in and actually be a recommending body on architecture. The Code reads that it ought to be a vote of recommendation to the Planning and Zoning Commission by HDAC.

Chairman Coffey feels they have done this in the past and questioned whether it is or is not a Certificate of Appropriateness.

Ms. Husak stated a Certificate of Appropriateness is the only application that can come before HDAC formally, so that is what this is, but the Planning & Zoning Commission is looking for a recommendation voted on by HDAC. When the Planning & Zoning Commission is looking at an amendment to a Final Development Plan the Appropriateness Certificate coming out of a recommendation of the review by HDAC will get incorporated into the review by the Planning & Zoning Commission.

Commissioner Coomes asked if this is a different procedure than the previous two cases the Commission just heard.

Ms. Schellin stated the Historic Downtown Advisory Commission was making the final approval for the previous two cases. On this case, HDAC is in an advisory capacity to the Planning & Zoning Commission. Also, the other two cases did not have to go through the Planning & Zoning Commission.

Chairman Coffey asked Commissioner Coolidge if he would recuse himself from this case. He also said he wanted it on the record that Commissioner Coolidge could make comments during the Public Comment portion.

Ms. Schellin then continued giving the Staff report on the case.

Steve Reynolds, Architectural Advisor gave the architectural report and recommendations.

The architect, Brian Marzich and Dave Carmendy the property owner gave a presentation on the project.

Chairman Coffey asked if the live/work concept is still part of the plan as it appears that way on the front right units with the one on the left being more of a residential.

Mr. Marzich said the unit in the middle is set up with the living space on the second floor and garage/flex space on the first floor. He said the far right unit is more of a traditional family home with a flex room that could be used for an office

Chairman Coffey said he does not see a lot of change to the project. He asked what changes have been made since the previous HDAC review.

Mr. Marzich and Mr. Carmendy discussed the buildings shifting back to fit on the property differently due to utility easements. Mr. Marzich said the moves were made with constructability in mind.

Commissioner Howell said Staff mentioned the color palette between the two buildings and she wondered if there is a way to tie them together.

Mr. Marzich said they could make a change to the center unit and the detached two unit building could be more similar. He said the siding is a Hardy product. They are hoping the windows can be a high quality vinyl window.

Commissioner Howell discussed the type of windows that are on the property that houses Liberty Tavern. It was agreed they are most likely vinyl clad windows. She feels this project will be a nice addition to the area.

Chairman Coffey opened the floor for public comment on the project. He offered to let Commissioner Coolidge give public comment regarding the matter.

Commissioner Coolidge said it's a nice project and the two sets of drawings tonight are some of the best they've seen for review as far as details. He feels it will be a big asset to the community.

Chairman Coffey asked if there was any additional public comment. Hearing none he closed the public comment portion and turned to the Commission for final thoughts.

Commissioner Howell is fine with the project and thinks it will be a great addition to the area.

Commissioner Coomes asked if there is enough parking for the units.

Mr. Carmendy stated there is plenty of parking behind the units, along the drive and after hours near the electrical shop and Mr. Marzich stated each unit has its own two car garage and then there is three dedicated guest spaces for parking.

Commissioner Coomes asked about what type of signage is planned and asked about Staff's comment that there be consistency with the windows. It appears there are two over two windows and then solid pain windows.

Mr. Carmendy said in the live/work units there could be some type of signage. Commissioner Coolidge said it is more of a home occupancy situation than a business. Mr. Carmendy also pointed out that each unit has a full basement.

Mr. Reynolds said he did give comments that the windows should be consistent. Mr. Marzich said on the three unit building the windows that do not have grids would be designated work spaces.

Commissioner Coomes stated his preference would be not to have the window over the door. Chairman Coffey said he is ok with the transom above the door to let more light in. Mr. Marzich said traditionally you might even see an address in the transom. He said the whole assembly keeps the proportion historically accurate.

Chairman Coffey is excited about this coming back. He asked if the Planning & Zoning Commission would address the lighting plan and Ms. Schellin said it would. He talked about the copula tying in to the existing building.

MOTION: Commissioner Coffey moved to recommend approval to the Planning & Zoning Commission for a Certificate of Appropriateness for 233 S. Liberty Street as represented by Jones Studio with the following conditions:

1. The color palette be more consistent between the two buildings, and the applicant consider incorporating the same colors into both buildings;
2. The Architectural Advisor comments regarding massing should be addressed;
3. The applicant provide lamp post detail.

Commissioner Howell seconded the motion. By unanimous consent the motion passed.

Vote: Y – 3 N – 0 Commissioner Coolidge recused.

STAFF ITEMS

Chairman Coffey presented a proclamation to Commissioner Deb Howell for her many years of service on the Historic Downtown Advisory Commission.

ADJOURNMENT

Chairman Coffey moved to adjourn the meeting. Commissioner Coolidge seconded the motion. By unanimous consent the meeting adjourned at 7:49 p.m.

Next meeting: July 21, 2022

MINUTES APPROVED:

Tom Coffey, Chairman Date

Pam Friend, Admin. Assistant Date



HISTORIC DOWNTOWN ADVISORY COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Thursday, June 23, 2022

6:00 P.M.

CERTIFICATE OF APPROPRIATENESS (Case 2022-14CA)

Applicant: Taylor Houvig, The Jones Studio

Location: 233 South Liberty Street

Zoning: DB – Downtown Business District

Request: Review and recommendation of approval to Planning and Zoning Commission of the architectural elements of five residential units in two condo buildings on ±1.5 acres.

Aerial Site Image: <https://goo.gl/maps/BtnNdTSzdygbism37>

Project Background

A Final Development Plan for this proposal was previously approved with the adoption of Ordinance 2008-22 in 2008. This ordinance approved the existing structure on the western side of the site, which houses the DLC Electric business, as well as two commercial buildings fronting South Liberty Street, which were not built.

In 2019, the applicant applied for an Amendment to an Approved Development Plan with an updated plan for the buildings fronting South Liberty Street. The Amendment was reviewed by the Planning and Zoning Commission (P&Z) on October 9, 2019 and was sent to the Historic Downtown Advisory Commission for comment on November 14, 2019. Following this review, the applicant did not move forward with further approvals and therefore the development process remains incomplete.

On May 11, 2022 the proposal was resubmitted to the Planning and Zoning Commission for review. At this meeting, Planning and Zoning Commission requested the proposal be reviewed by the Historic Downtown Advisory Committee for architectural comment and a formal recommendation to P&Z.

Proposal Overview

The applicant is proposing two condominium buildings on the ±1.5-acre site. A 4,659-square-foot building along the South Liberty Street frontage contains three units, each with a 2-car garage and porch elements. The second condominium building fronts a private drive and consists of two units in a 1,915-square-foot building, which also includes a 2-car garage and porch for each unit. Four of the five condo units are intended to be renter occupied, with the remaining unit intended to be owner occupied. The option of live/work space is available for units B and C, which front South Liberty Street.

Access to the site remains off the existing drive from South Liberty Street. In addition to the 2-car garages, three off-street parking spaces are provided. The applicant also plans to dedicate 25' of right-of-way from the centerline of South Liberty Street, parallel to the existing property line. An asphalt bike path exists within the area of the dedicated right-of-way.

Conceptually, the plan remains similar to the 2019 Amendment with updates to the unit layout and architectural elements.

Ordinance Review

In accordance with the requirements of Codified Ordinance [1143.18\(a\)](#), it is the purpose of the Downtown District Overlay District (herein after referred to as the "Downtown District") to promote the public, health, safety, and welfare by providing for the regulation of the downtown area through a single, unified district. This district is created to permit the careful and coordinated physical planning, development, and redevelopment of the land, and to provide flexibility in the location of land uses, housing types, and intensity. This district shall preserve, protect, and promote the historical nature of downtown by pursuing development that encourages a mix of uses in a manner that is safe, pleasant, convenient, and in context with the history of the area. It is also the purpose of the Downtown District to:

- (1) Safeguard the heritage of the City by preserving sites and structures within the historic central core of the City that reflect the City's history and its architectural history.
- (2) Stabilize and improve property values.
- (3) Strengthen the economy of the City by promoting business development through the allowance of buildings that provide flexible commercial opportunities yet in keeping with the village scale and character.
- (4) Protect and enhance the City's attractions to residents and visitors.
- (5) Enhance the visual and aesthetic character, diversity, and interest of the City's history.
- (6) Foster civic pride in the beauty, human scale, and human details of the City's history.
- (7) Promote excellence in small town design, incorporating elements that are consistent with the existing character of the area.
- (8) Promote the use and preservation of historic sites and structures for the education and general welfare of the people of the City.
- (9) Preserve sound existing housing stock in the historic central area of the City and safeguard the residential scale of the district and the character of sub-areas that are primarily residential in character

In accordance with the requirements of Codified Ordinance 1143.18(i)(2), the Historic Downtown Advisory Commission shall be empowered to hear, review, approve, deny, and recommend modifications to proposals for Certificates of Appropriateness involving environmental changes within the district. Applications for Certificates of Appropriateness shall be judged using the adopted Downtown District Architectural Guidelines.

In accordance with the requirements of Codified Ordinance 1143.18(k)(2), the Planning and Zoning Commission may ask the Historic Downtown Advisory Commission to review a Certificate of Appropriateness application with City Staff to provide written comments and recommendations to the Planning and Zoning Commission for consideration. Such recommendations shall be part of the Planning and Zoning Commission approval unless the Planning and Zoning Commission finds the recommendations do not correspond to the adopted standards and guidelines or approval process as required by the zoning code. For any recommendation by the Historic Downtown Advisory Commission found to not correspond to the adopted standards and guidelines or approval process as required by the zoning code, the Planning and Zoning Commission shall provide a written reason for such finding. Should the Historic Downtown Advisory Commission not provide written comments and recommendations for any application, for any reason, it shall not prohibit the Planning and Zoning Commission from acting upon any application.

Staff Comments

Staff comments address the applicable sections of the [Powell Architectural Guidelines](#) (PAG). These architectural guidelines are the standard used for the issuance of Certificates of Appropriateness in the Historic District Overlay.

Site Considerations:

- Lighting (PAG, pg. 13)
 - "Lighting fixtures should be simple Victorian or turn of the century in design, with round or egg-shaped globes on metal posts with minimal detailing."
 - "Contemporary lights which incorporate simple, round or oval globes and modest posts or brackets may be appropriate in the Historic District. Frosted globes should be used in all lights in the Historic District, as they will provide softer light than clear globes."
 - Proposed Lighting: lamp posts & classic wall light (gooseneck light fixtures)
 - Staff Comments: The gooseneck light fixtures are appropriate for this project, and are typical for Powell. Details on the lamp posts were not included in the packet, and Staff will request cut sheets be provided prior to the next Planning and Zoning Commission review. A photometric plan will also be required with permitting.

- Signage (PAG, pg. 15)
 - “Wood is the preferred material for signs, and all graphics should employ subtle and natural colors, such as those outlined in the section on painting and colors.”
 - For freestanding signs, “Height should not exceed the first story of adjacent buildings. Overall size should not exceed 12 square feet. Supporting structures should be simple in design and in character with the adjacent buildings.”
 - Proposed Signage: A painted 3’ by 2’-6” painted wood hanging sign board, attached to a painted 6x6 post and brackets.
 - Staff Comments: This signage is appropriate. The applicant will be required to submit for a commercial signage zoning certificate, and Staff will review the sign for code compliance, if signage is deemed necessary at this location.

Building Materials:

- Foundations (PAG, pg. 21)
 - “An acceptable alternative to Powell’s traditional foundations uses regular concrete block, faced above grade with rubble or coursed limestone. Another alternative is to lay regular concrete block below ground and split face concrete block (which has a rough, rock-like surface) above grade.”
 - Proposed Foundation: Split-faced CMU at exposed foundations.
 - Staff Comments: The proposed material is consistent with the PAG.
- Siding (PAG, pg. 32)
 - “The use of aluminum and vinyl siding in new construction or to replace existing wood siding should not be considered unless all other possible courses of action have been explored.”
 - “Wood siding is a very appropriate material for new construction within the Historic District. Most of the types commonly used in the City are horizontal, with board widths of 4 to 5 inches.”
 - Proposed Siding: A combination of clapboard siding, board and batten siding, and thin brick veneer are proposed. Please refer to the exterior finish coded notes in the drawing set for additional information.
 - Staff Comments: Physical samples of the siding material was not provided. However, the clapboard siding and board and batten are an appropriate design style for the buildings. The plans are unclear as to what siding material is proposed. The Commission has approved cementitious siding previously. The applicant needs to clarify this detail.
- Roofing Shingles (PAG, pg. 34)
 - In many cases, asphalt shingles, “are appropriate as replacements for slate, or for use on new construction.”
 - “Asphalt shingles are now available in a variety of colors. Varied grays are the most appropriate for use in the Historic District.”
 - “Metal roofs which are similar to those typically found in Powell are appropriate for new construction.”
 - “Only silver-gray ‘tin’ colors are appropriate for use in the Historic District. Metal roofs other than batten or standing seam types are not appropriate for use in this district.”
 - Proposed Roofing: Asphalt shingles in Harvard slate and standing seam metal roof in Galvalume are proposed.
 - Staff Comments: Both proposed roofing materials are consistent with the PAG.

Massing:

- Building Types – New Construction (PAG, pg. 39)
 - “The massing of new construction should reflect that of existing structures, other than commercial types. Every effort should be made to break up the massing of these buildings through the use of wings, projections, porches, roof slopes and dormers.”
 - “Massive, blocky buildings and long, linear buildings are not appropriate anywhere in the Historic District.”
 - Proposed Roof Massing: The massing of the three-unit building is broken down by unit

into different styles with the use of varying roof slopes, porches, and building height. The two-unit building, however, is a long, linear building with little variation of the massing on the northern elevation.

- Staff Comments: Staff will refer to the Architectural Advisor's comment in regards to massing.

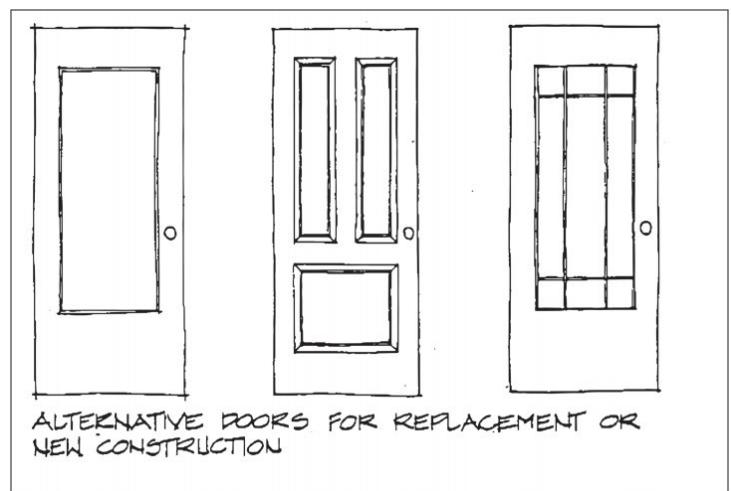
Architectural Elements:

- Windows (PAG, pg. 47)

- "There are three basic types of windows which are historically correct within the Historic District, double-hung, 'ribbon' and fixed sash. The most common type of window in the City is double-hung, straight-topped, and has tall, thin proportions. These windows range from two to three times as tall as they are wide. Two-over-two or one-over-one pane divisions are typical."
- "New construction within the Historic District should use window types and proportions characteristic of Powell. Double-hung windows in tall, thin proportions are appropriate in almost all types of Powell buildings."
- "'Colonial type' sashes divided into more than two panes (six-over-six, eight-over-eight, etc.) are characteristic of 18th century architecture. Using these smaller paned windows will create a false, 'earlier' appearance which is not appropriate in Powell's Historic District."
- "Combination wood and aluminum windows may be acceptable for replacement or new construction ... Often, the wood parts have dimensions similar to those found in traditional windows. Since the wood is either clad or matched on the exterior in metal, these windows can closely resemble traditional wood windows."
- "Wood windows are preferred for replacement or new construction in the Historic District."
 - Proposed Windows: The applicant is proposing a variety of vinyl windows for the two buildings. Please refer to the elevations, and window and exterior door schedule in the drawing set.
 - Staff Comments: The majority of the windows on the front façade of the three-unit building are two-over-two. The remainder of the windows are tall, and thin in proportions, consistent with the guidelines. Vinyl is not addressed in the PAG as a window material, and as stated above, wood is the preferred material for new construction. Staff would like the Commission to discuss if vinyl is an acceptable material for windows.

- Doors (PAG, pg. 57)

- "Most buildings in Powell have a single front door, with simple trim which matched the window trim on the building. Typically doors are simple in design, with either four wood panels or a single glazed panel above a wood one.
- "Doors used in new construction within the Historic District should be similar to those typically found in Powell. These doors should be simple in design, and generally vertical in proportion. Three or four paneled wood doors or doors with a glazed upper panel are appropriate. Doors with more than four wood panels or several small panes of glass are generally too elaborate for the simple buildings typical of Powell. Modern flush doors are too simple and are not appropriate in the Historic District."



- Proposed Doors: Please refer to the elevations, and window and exterior door schedule in the drawing set.

- Staff Comments: The proposed doors are similar in style and proportions to the images above, and consistent with the guidelines.
- Porches (PAG, pg. 61)
 - “All new buildings constructed within the Historic District should have some type of porch element. These porches should reflect the types and styles of porches, which exist in Powell. Once again, exact duplication is not desirable. New or reconstructed porches should reflect the size, scale, and level of detail of the buildings to which they are attached.”
 - Proposed Porch: Porches are proposed for every unit fronting South Liberty Street, and rear balcony spaces are included for the two-unit building.
 - Staff Comments: The proposed porches meet the PAG.
- Gutters and Downspouts (PAG, pg. 68)
 - “Downspouts designed for replacement or new construction should be as unobtrusive as possible. They should be located on a side façade, far enough back to they will not interfere with any front façade detailing (like porches) or on a rear façade.”
 - “Aluminum downspouts may be used for replacement or new construction. In general, downspouts should be painted to match the base wall color of the building.”
 - Proposed Gutters & Downspouts: ½ round aluminum gutters and downspouts.
 - Staff Comments: The gutter and downspout location appear to be as unobtrusive as possible.
- Painting and Colors (PAG, pg. 70)
 - “In general, colors used in the Historic District should be muted, dark, and earth-toned. Livelier colors should be limited to trim, or one accent piece, such as a door. Avoid extremely bright, pure colors, or using two colors of the same intensity.”
 - Proposed Colors: Please refer to the exterior finish colors key on sheet A5.1. Color samples are available in the Municipal Office lobby.
 - Staff Comments: The colors align with the darker color palettes of the Powell Architectural Guidelines, specifically with the olive green and dark brick red. Staff would prefer if fewer colors were used on this project. Additionally, the color palette could be more consistent between the two buildings, and the applicant should consider incorporating the same colors into both buildings.

Staff Recommendation

Staff recommends the Historic Downtown Advisory Commission recommend approval to Planning and Zoning Commission based on the following conditions:

- 1) That the color palette be more consistent between the two buildings, and the applicant consider incorporating the same colors into both buildings;
- 2) That the applicant address the Commission comments regarding window materials;
- 3) The Architectural Advisor’s comments regarding massing be addressed;



Planning & Zoning Commission

Record of Action

Date: May 11, 2022
at 6:30 p.m.

Case 2022-11AM – AMENDMENT TO AN APPROVED DEVELOPMENT PLAN

Applicant: KAD, LLC
Location: 233 S. Liberty St.
Zoning: DB – Downtown Business District
Request: Review and recommendation of approval to City Council of an Amendment to an Approved Development Plan to construct five residential units in two condo buildings on ±1.5 acres.

MOTION: Commissioner Little moved to table an amendment to a Final Development Plan Review (Case 2022-11AM) represented by KAD, LLC for the property located at 233 South Liberty Street based on the proposed Amendment to an Approved Development Plan to construct five residential units in two condo buildings on ±1.5-acres subject to the following conditions:

1. The applicant should consider the recommendations of Staff, the Architectural Advisor and the Planning & Zoning Commission.
2. The applicant should go before HDAC to seek their input on the proposal.
3. The applicant should return with additional details such as building height, landscaping, lighting, mail and trash plans.
4. The applicant should return to the Planning & Zoning Commission upon completing the previous 3 steps with an updated proposal for consideration.

Ferzan Ahmed seconded the motion.

VOTE: Y- 5 N - 0 (None) AB - 0 (None)

RESULT: Motion passed, The Amendment to an Approved Development Plan was tabled.

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planning Director/Zoning Administrator



**PLANNING & ZONING COMMISSION
MEETING MINUTES
May 11, 2022**

I) CALL TO ORDER/ROLL CALL

Chairman Emerick called a meeting of the Planning & Zoning Commission to order at 6:30 p.m. Commissioners in attendance included Ferzan Ahmed, Elizabeth Bailik, Bill Little, Shaun Simpson and Donald Emerick. Commissioners absent were Shawn Boysko and Ryan Herschenroether. Staff members present were Claudia Husak, Planning Director; Elise Schellin, Development Planner; Pam Friend, Administrative Assistant; and Steve Reynolds; Architectural Advisor.

II) APPROVAL OF MINUTES

April 13, 2022 Meeting Minutes
[PZ Minutes of April 13 2022.pdf](#)

MOTION: Bill Little moved to approve the April 13, 2022 Planning & Zoning Commission Meeting Minutes. Shaun Simpson seconded the motion.

VOTE: Y – 4 N – 0 (None) AB – 1 (Emerick)

Minutes approved 4-0-1.

III) HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

Aurora Avancena, 60 E. Cast Street, Powell – Aurora wanted to express that she and her husband, Bill Waddell wanted to thank the Planning & Zoning Commission for all the hard work they do. They have long been supporters of the City of Powell and want to see the City continue to grow in a positive way. With the construction of their new home, they, along with their family plan to reside in downtown Powell indefinitely.

IV) NEW CASES

a. SUBDIVISION WITHOUT PLAT REVIEW (2022-10SR)

Applicant: CV Real Properties, LCC – Attn: Chris Vince
Location: Parcel #319230010003000, NW corner of Steitz Rd & Home Rd
Existing Zoning: PC – Planned Commercial District
Request: Review and approval of a lot split to subdivide a ±7.14-acre site between subareas, creating a ±4.87-acre residential parcel, and a ±2.27-acre retail parcel.

1. [Case 2022-12SR_Staff Report.pdf](#)
2. [Middlebury Crossing Lot Split Application.pdf](#)

Elise Schellin, Development Planner, gave the Staff Report and advised the Commission that approval of the Subdivision Without Plat will allow the applicant to split the parcel, making it possible to sell the apartment and/or retail portion of the property to separate individuals. The proposed subdivision will not change the approved Middlebury Crossing layout or any of the previous approvals. Staff is recommending approval of the Subdivision Without Plat.

Chris Vince, the applicant gave a brief presentation of his request.

Chairman Emerick opened the floor for public comment. Hearing none, he closed the public comment portion for this application.

Commissioner Simpson stated he has no issues with it and he can see different buyers having priorities over the multi-family and retail, as well.

Commissioner Little stated he is good with the proposal but would want to make sure they work with the City Engineering Department for any changes as a result of the lot split.

Commissioners Ahmed, Bailik and Emerick all stated they had no comments.

MOTION: Commissioner Little moved to approve a Subdivision Without Plat (Case 2022-10SR) as submitted by CV Real Properties, LLC for parcel #319230010003000, located at the NW corner of Steitz Road and Home Road for the purpose of a lot split to subdivide a ±7.14 acre site between subareas, creating a ±4.87 acre residential parcel, and a ±2.27 acre retail parcel subject to the following conditions:

- 1) Confirm with the City Engineer that all engineering requirements are met, included but not limited to those impacted by the lot split.

Commissioner Simpson seconded the motion.

Chairman Emerick requested a role call for passage: Elizabeth Bailik, yes; Bill Little, yes; Shaun Simpson, yes; Donald Emerick, yes; and Ferzan Ahmed, yes.

VOTE: Y – 5 N – 0 (None) AB – 0 (None)

Motion passed 5-0-0.

b. AMENDMENT TO AN APPROVED DEVELOPMENT PLAN (2022-11AM)

Applicant: KAD, LLC
Location: 233 S. Liberty St.
Existing Zoning: DB – Downtown Business District
Request: Review and recommendation of approval to City Council of an Amendment to an Approved Development Plan to construct five residential units in two condo buildings on ±1.5 acres.

1. [Case 2022-11AM_Staff Report.pdf](#)
2. [Case 2022-11AM_Architectural Advisor Comments.pdf](#)
3. [233 S Liberty Street_Minor Amendment Submittal.pdf](#)
4. [Case 2022-11AM_History.pdf](#)

Elise Schellin, Development Planner, gave the Staff Report and advised the Commission Staff recommends the Planning & Zoning Commission refer the proposal to the Historic Downtown Advisory Commission (HDAC) for a review of a Certificate of Appropriateness with written comments and recommendations to the Planning & Zoning Commission for consideration, with the following conditions:

- 1) The applicant include building height dimensions, a material and color pallet, and Landscape Plan in the Certificate of Appropriateness application to HDAC.
- 2) The applicant update the site plan to meet all building setbacks.
- 3) The applicant work with staff and the architectural advisor to make corrections to the drawing set.

After the proposal receives a recommendation from HDAC, the application will be reviewed again by the Planning & Zoning Commission for a formal recommendation prior to review by City Council.

Steve Reynolds, Architectural Advisor, presented his review. He stated without the landscape plan it is hard to decipher the intent. The conversation around the color pallet has given him some idea of what the materiality's are but he would like to understand how the colors will be applied given the front building specifically is fronting Liberty and has several different massing's. It would be helpful to understand how that will all work so it doesn't appear Disneyesque.

There is only lighting on two elevations of the building and he is wondering why there is no lighting on the Liberty façade. Also, he would like confirmation on the column details as it appears to be round but he would prefer to see a square column. The roof geometry seems pretty complex and he wonders how that will all come together. The windows looking over some of the roofs will probably be called out because of the potential for snow to build up.

On the west elevation he is trying to understand how those roof rakes and eaves all come together. The inset of the cupola on the rear elevation calls for a brick veneer inset that seems like a heavy element. Also, he would like more information on the common space in the two-unit building only accessed from the exterior of the units.

Chairman Emerick invited the applicant to provide their presentation.

Brian Jones, the architect representing the applicant gave a presentation regarding the project. He discussed the proposal being similar to the previous submission and the exterior colors are tracking in a similar fashion. The objective is to keep the characteristic of the assemblage of this to feel like the three buildings were connected over time.

The intent is to make the space behind the buildings almost parklike. They have a new site coordinator and will come back with a more descriptive landscape component.

He discussed that the remnant notes of the brick veneer on the lantern on the back is really just an interpretation.

Previously, they brought forth the notion you could have offices that support the live/work concept. Esthetically, on the exterior, they have tried to retain the old-style store fronts with color and materiality. Larry Coolidge, a Powell Realtor, has been counseling the applicant, Dave Carmendy on the live/work rental concept and they are finding people have reservations about renting these with direct doors to the offices. The goal is to achieve the intent without having direct doors to those rooms. They do not anticipate heavy foot traffic to make those spaces functional by adding doors.

Chairman Emerick asked the Commission for their comments.

Commissioner Ahmed asked staff if the code in the downtown district calls for the first floor to be office space or a store front. He also asked about other residential properties near the subject property and if there is on street parking.

Ms. Schellin said the code reads that within the downtown business district it is required that the first floor of all structures facing a public street must be occupied by a non-residential use unless specifically authorized in an approved development plan. She stated there are two residential properties to the east and that there is no on street parking.

Commissioner Bailik asked about moving the building to achieve the setback. She also asked if the 2-unit is also going to be a live/work, and if there enough parking. She recommends the parking be well defined on the site plan. She feels they should reach out to the engineering department to make sure there are no issues.

Mr. Jones feels they could take staff's recommendation and move the building to achieve the setback. They feel it is better to have more soft scape and landscape than pavement, plus there is existing parking for the business in the back that is underutilized. They do not envision the 2-unit as a live/work space. The Liberty Street frontage is what is envisioned to be the live/work units. He said it is important for him to represent that constructing these as live/work units is not the objective but to accommodate it in the intent.

Commissioner Simpson stated he feels the use is good but feels it should go through HDAC. He asked for confirmation on the sidewalks because it appears we are losing the walkability in front.

Ms. Schellin responded that within the right-of-way there is a pedestrian easement and Mr. Jones concurred that there is about 20 feet of turf between the buildings and the sidewalk.

Commissioner Little discussed how he is on the fence regarding commercial use on frontage of South Liberty, but does feel the proposed live/work concept can get him to agree but we need to figure out how to enforce it. He too is in favor of it going before HDAC.

He feels they should be thinking about how future plans could impact the property and he discussed that the City has a list of Capital Improvement plans one of which is to extend South Depot Street to South Liberty. He would like to see them work with the City Architectural Advisor regarding the northern and eastern sides of the buildings because they could have the potential for frontage on two significant streets.

He thinks the applicant may want to think about shifting the buildings to the north and it may free them up to add other units and help them meet the parking requirements. He can envision that if the intersection is in place they will have a prime piece of real estate.

Chairman Emerick agrees with the others comments regarding it going through HDAC for their comments. He then asked the Commission for a motion.

Commissioner Little moved to table an amendment to a Final Development Plan Review (Case 2022-11AM) represented by KAD, LLC for the property located at 233 South Liberty Street based on the proposed Amendment to an Approved Development Plan to construct five residential units in two condo buildings on ±1.5 acres subject to the following conditions:

1. The applicant should consider the recommendations of Staff, the Architectural Advisor and the Planning & Zoning Commission.
2. The applicant should go before HDAC to seek their input on the proposal.
3. The applicant should return with additional details such as building height, landscaping, lighting, mail and trash plans.
4. The applicant should return to the Planning & Zoning Commission upon completing the previous 3 steps with an updated proposal for consideration.

Ferzan Ahmed seconded the motion.

Chairman Emerick requested a role call for passage: Elizabeth Bailik, yes; Bill Little, yes; Shaun Simpson, yes; Donald Emerick, yes; and Ferzan Ahmed, yes.

VOTE: Y – 5 N – 0 (None) AB – 0 (None)

Motion passed 5-0-0.

V) **STAFF ITEMS**

Planning & Zoning Commission Rules & Regulations

1. [Rules & Regulations Memo.pdf](#)
2. [Current P&Z Meeting Rules.pdf](#)
3. [Adopted Rules of City Council 4.19.2022.pdf](#)

Claudia Husak discussed that since Council approved their rules and regulations at the April meeting and the Development Committee is working on updating their rules, Staff felt it would be good to keep the momentum going with the Planning & Zoning Commission. Currently what the Commission has, which is provided in your packet tonight, is really only the rules for the meeting. She stated that they pulled from the Charter and Zoning Code items that are already in place, but that having one document with all of the items in place seems like a better way to move forward.



STAFF REPORT

PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers
47 Hall Street

Wednesday, May 11, 2022
6:30 P.M.

2. AMENDMENT TO A FINAL DEVELOPMENT PLAN REVIEW (Case 2022-11AM)

Applicant: KAD, LLC
Location: 233 South Liberty Street
Existing Zoning: DB – Downtown Business District
Request: Review and recommendation of approval to City Council of an Amendment to an Approved Development Plan to construct five residential units in two condo buildings on ±1.5 acres.

Aerial Site Image: <https://goo.gl/maps/q3Jdmhxn2hfmF6NT8>

Project Background

A Final Development Plan for this proposal was previously approved with the adoption of Ordinance 2008-22 in 2008. This ordinance approved the existing structure on the western side of the site, which houses DLC Electric business, as well as two commercial buildings fronting South Liberty Street, which were not built. The ordinance and exhibits are included in the packet for your review. In 2019, the applicant applied for an Amendment to an Approved Development Plan with an updated plan for the buildings fronting South Liberty Street. The Amendment was reviewed by the Planning and Zoning Commission on October 9, 2019 and was sent to the Historic Downtown Advisory Commission for comment on November 14, 2019. Following this review, the applicant did not move forward with further approvals and therefore the development process remained incomplete. The applicant is now starting the process again.

Proposal Overview

The applicant is proposing two condominium buildings on the ±1.5-acre site. A 4,659-square-foot building along the South Liberty Street frontage contains three units, each with a 2-car garage and porch elements. The second condominium building fronts a private drive and consists of two units in a 1,915-square-foot building, which also includes a 2-car garage and porch for each unit. Four of the five condo units are intended to be renter occupied, with the remaining unit intended to be owner occupied. The option of live/work space is available for units B and C, which front South Liberty Street.

Access to the site remains off the existing drive from South Liberty Street. In addition to the 2-car garages, three off-street parking spaces are provided. The applicant also plans to dedicate 25' of right-of-way from the centerline of South Liberty Street, parallel to the existing property line. An asphalt bike path exists within the area of the dedicated right-of-way.

Conceptually, the plan remains similar to the 2019 Amendment with updates to the unit layout and architectural elements.

Ordinance Review

In accordance with the requirements of codified ordinance 1143.11(r), all plats, once a final development plan for a planned district has been approved by Council, all subsequent substantial changes to that plan shall only be permitted by resubmission as a new substitute plan and

repatriation of the procedures established in these sections. "Substantial change" for the purposes of this section shall mean any modification of an approved planned district development plan, as determined by the Zoning Administrator that results in:

1. Any increase in the number, or change in the type and/or mix of residences, and/or non-residential building area or land use;
2. Decrease in the approved minimum lot size, number of parking spaces to be provided, and/or trash storage areas;
3. Change in the approved location of land uses, land use subareas or sub-elements, streets, public or private parklands and other public facilities, and/or natural environmental preserves or scenic easements by more than thirty (30) feet;
4. Reduction in area of public and/or private parklands or other public facilities and/or natural environmental preserves or scenic easements;
5. Alteration of the basic geometry and/or operational characteristics of any element of the approved street pattern, parking facilities, service access, trash storage facilities, and/or system of pedestrian and/or equestrian paths that results in a change in operating characteristics or character;
6. Any circumstance below the minimum requirements established in this Zoning Ordinance or as required in the approval of a conditionally permitted use in a planned district.

This proposal is determined to be a substantial change from the 2008 Final Development Plan based on numbers 1, 2, and 5 as outlined above, and therefore must be resubmitted as a new plan and follow the approval procedures outlined in Section 1143.11.

Downtown Business District Requirements:

The site is located in the Downtown Business District, and is regulated by the Codified Ordinances of Powell, [Section 1143.16.2 – DB – Downtown Business District](#). The purpose of this district is, "to preserve, protect, and promote the village-scale central commercial and office environment through promotion of mixed used pursuits developed in a manner that is pleasant, safe, and convenient..."

Proposed uses for this site include single-family attached dwellings, with the potential for live/work commercial space within two of the units fronting South Liberty Street. Single-family attached dwellings, retail shops, office facilities, personal services, and home occupations are included in the list of permitted uses for the Downtown Business District. The residential uses with the commercial component, along with the existing electrical business on site will create a small-scale mixed-use development on site that is consistent with the purpose of the Downtown Business District.

Code requires a minimum front setback of 20 feet, and a maximum setback of 25 feet. The building fronting South Liberty Street is set back 19 feet from the proposed right-of-way, and does not meet the required setback minimum. Both proposed buildings meet the side and rear yards setback requirement of 5 feet.

Additional regulations include lot coverage, minimum building separation, maximum building height, and non-residential requirements. The submission proposes $\pm 15\%$ lot coverage, meeting the 20% maximum. The submission also meets the 10-foot building separation minimum. Maximum building height in the district is 35 feet. The application does not include a height dimension for either building. Within the Downtown Business District, it is required that the first floor of all structures facing a public street must be occupied by a non-residential use, unless specifically authorized in an approved Final Development Plan. This proposal includes the opportunity for live/work units that front South Liberty Street.

1143.18 – DD – Downtown District Overlay District:

This proposal is also included within the bounds of the Downtown Overlay District. Under 1142.18(k)(2), The Planning and Zoning Commission may ask the Historic Downtown Advisory Commission to review a Certificate of Appropriateness application with city staff and provide written comments and recommendations to the Planning and Zoning Commission for consideration. Applications for Certificates of Appropriateness shall be judged using the adopted Powell Architectural Guidelines.

Parking Requirements – Section 1149.07:

Three parking spaces per dwelling unit are required for the proposed condos, for a total of 15 parking spaces. Including the garage spaces, 13 parking spaces are provided. The Downtown Business District regulations state, “The number of off-street parking spaces required to be provided may be reduced in the Downtown Business District at the discretion of the Planning and Zoning Commission to one-half the required in other districts for the same use.”

Comprehensive Plan Consistency

The proposal is consistent with the following Guiding Principles (p. vi) of the Comprehensive Plan:

- The historic, small town charm of Downtown Powell should be preserved and enhanced. Downtown Powell should be a vibrant, accessible center of the community with a diverse mixture of uses and activities.
- Diverse housing options are important to the community. The City embraces its family-friendly character and also recognizes the need for housing to serve a diverse population in all stages of life. Alternatives to large lot single family subdivisions are acceptable, but design aesthetic, character, and high quality development standards are critical to ensuring new options are appropriate to Powell.
- Development patterns should seek to minimize traffic impacts by mixing uses or locating compatible uses within walking distance (i.e. a 5 to 10 minute walk), and by providing interconnected street systems with sidewalks and multi-use paths that provide safe, comfortable and convenient pedestrian routes.
- New commercial development should contribute to both the service needs of the community as well as the economic and fiscal well-being of the City.

The site is within the Mixed Use Village Center identified by the Land Use Plan (p. 30):

The intent of this area is to retain the quaint village scale and Midwest vernacular architecture. A variety of uses and activities are encouraged to support a vibrant, walkable village center. Building heights and massing should be closely coordinated with the scale of existing buildings to create a cohesive character that blends new and old structures. This applies to both commercial and residential buildings.

The following “Development Guidelines” are applicable for this project within the Mixed Use Village Center:

- Commercial and mixed-use buildings should be located adjacent to the public sidewalk with prominent main entrances and storefront windows. Outdoor patio spaces are encouraged.
- All streets should have tree-lined sidewalks, decorative street lamps and other pedestrian-oriented streetscape amenities.
- High quality materials and architectural detailing is critical to ensure new development contributes to the village character.

The live/work units and mixed-use nature of the site is consistent with the Comprehensive Plan. Front porches are encouraged in the Mixed Use Village Center, and are provided in the submission.

Additional information, including a Landscape Plan and material details will be required to ensure the development meets the relevant guidelines above. Staff will rely on the Architectural Advisor for a detailed analysis on the building massing and vernacular.

Staff Comments

Staff would like the Commission to consider whether the live/work units meet the intent of the Downtown Business District regulations requiring the first floor of all structures facing a public street to be occupied by a non-residential use. The Commission can approve residential uses along South Liberty Street during this development process if deemed appropriate for this site.

All District requirements are met with the exception of the front building setback and the parking space requirements. Staff recommends the front building be repositioned to meet the setback requirement of 20 to 25 feet. The building is currently proposed with a setback of 19 feet, and it can either be relocated slightly to the northeast, or the porch size can be reduced to meet the code requirement. The parking requirement for single-family attached dwellings requires 15 parking spaces. 13 spaces are provided on-site. The Planning and Zoning Commission has the ability to approve a reduction to the parking requirements, however, the site is large enough to accommodate additional parking spaces if necessary. DCL Electric may also have additional parking spaces that can be allocated to the residential units to meet on-site parking requirements. In addition, building height was not dimensioned on the drawing set. Staff would like confirmation that the building height meets the 35 feet maximum height.

Staff would also recommend the Planning and Zoning Commission refer the proposal to the Historic Downtown Advisory Commission (HDAC) to review the proposed project for comments and a recommendation. The HDAC review should include updated plans with details such as a material and color palette and Landscape Plan. Technical revisions to the drawing set will also be required prior to an HDAC submission. For example, the right-of-way dedication should be clearly labeled on the site plan, as well as building heights.

Staff Recommendation

Staff recommends the Planning and Zoning Commission refer the proposal to the Historic Downtown Advisory Commission for review of a Certificate of Appropriateness with written comments and recommendations to the Planning and Zoning Commission for consideration, with the following conditions:

1. The applicant include building height dimensions, a material and color pallet, and Landscape Plan in the Certificate of Appropriateness application to HDAC.
2. The applicant update the site plan to meet all building setbacks.
3. The applicant work with staff and the architectural advisor to make corrections to the drawing set.

After the proposal receives a recommendation from HDAC, the application will be reviewed again by the Planning and Zoning Commission for a formal recommendation prior to review by City Council.



Historical Downtown Advisory Commission
Tom Coffey, Chairman
Larry Coolidge, Vice Chairman
Marge Bennett Deb Howell Erin Wesson

MEETING MINUTES
November 14, 2019

CALL TO ORDER/ROLL CALL

- Called to order: 6:35 PM
- Present: Tom Coffey, Deb Howell, Erin Wesson, Rocky Kambo, Leilani Napier
- Absent: Larry Coolidge, Marge Bennett

STAFF ITEMS

Mr. Kambo:

- Planning & Zoning has requested this review by HDAC. HDAC will not be voting on this tonight. HDAC is providing comments only.
- Leilani Napier, Planning & Zoning Clerk, will be leaving next week. She has taken a position with the City of Grandview Heights.

HEARING OF VISITORS FOR ITEMS NOT ON AGENDA

Chairman Coffey opened the floor for public comment. Hearing no public comments, Chairman Coffey closed the public comment session.

APPROVAL OF MINUTES (April 25, 2019)

Motion: Commissioner Wesson moved to approve the minutes of April 25, 2019. Chairman Coffey seconded the motion. Commissioner Howell abstained. By unanimous consent of all other Commission members present, the minutes were approved as written.

REVIEW

Applicant: KAD, LLC – Carmendy Station
Location: 233 S. Liberty Street
Existing Zoning: (DB) Downtown Business District
Request: To review a plan to construct two (2) buildings, one (1) residential and the other mixed-use, on the front portion of approximately 1.5 acres.

Tom Popoff, The Jones Studio, 503 City Park:

- Reviewed Exhibit A and Exhibit A1. Exhibit A1 was handed out to the Commission.
- There are items City Staff has made comments about that we haven't been able to update yet.
- We will look at increasing parking behind the units, changing the parallel parking to head in parking. We've also talked about allowing parking along the driveway.
- We met with the Architectural Advisor on Monday. There are some suggestions we haven't incorporated yet.
- We do need to limit the color on the connector unit.
- We decided to eliminate the fireplace in the unit with the cupola. We moved the chimney to the center of the main unit's roof.
- The end sunroom has been turned into a wraparound porch.
- We beefed up the columns on the front.
- We added cap crowns on the windows.
- We shortened the front door and added a transom window above.

- We moved away from shutters but Mr. Carmendy would like to have shutters. Mr. Carmendy spoke from the audience (inaudible). We know that if we use shutters they must be operable in appearance with hinges and hardware.
- We have enlarged the cupola.
- We corrected the corner boards. They will be the darker ironstone.
- We are showing gooseneck lights over the garage doors. The rest of the lighting will be recessed lighting on porches.
- Our site plan landscaping is very diagrammatic. We haven't made selections as yet. We will use guidelines to select landscaping.

Chairman Coffey asked if there are a total of 5 units. Mr. Popoff said yes.

Mr. Kambo reviewed the Staff Report (Exhibit 1).

Staff recommends having a written parking easement so parking can be used by everyone. An HOA agreement might be helpful so everyone pitches into a pot to maintain the driveway and parking areas. Mr. Carmendy spoke from the audience (inaudible). Staff recommends more landscaping.

Chairman Coffey opened this item to public comment. Hearing no public comments, Chairman Coffey closed the public comment session.

Derick Stadge, Architectural Advisor, reviewed Exhibit 1A. The applicant has made some changes since the P&Z meeting. The applicant might want to think about whether a pole light is needed on the driveway to provide light. P&Z asked for the south unit to be scaled back a little. The applicant has worked on this a little but they could dial it down even a bit more. The window details and the front door changes are straight from the Historical Guidelines. The porch helps integrate the sunroom piece. If shutters are going to be used, I prefer them to be real. At the very least, they need to look real. Details would need to be studied closely. The foundation detail will be important. Changing the color of the side trim from white to the color of the siding is the right move.

Chairman Coffey opened the floor for comments and questions from the Commission.

Commissioner Wesson agreed the plan is going to be a good fit. The architectural style is in line with our guidelines. I like the plan. Our purpose is to look at the details. I know all of the details aren't available today. Will this need to come back before us? Mr. Kambo said Staff would have preferred to have more details. The Commission can rely on Staff to review the specific details so this project isn't stifled. Commissioner Wesson said I thought we would be seeing the actual specs for lighting, shutters or the sign. I am OK with the project in general. Will these specific details be at Staff's guidance? Mr. Kambo said the lighting cut sheet is at the very end of the packet. The sign will come back before P&Z. But yes, in terms of specific details for shutters, Staff can review. Commissioner Wesson said the windows look good. I could go either way in regards to shutters. I agree that shutters need to look or be real. Will the gutters be half-round? Mr. Popoff said yes. Commissioner Wesson said landscaping will be reviewed later as well. Mr. Kambo said yes. Commissioner Wesson said as long as the applicant continues to work with Staff. No overall challenges. The further details just need to be reviewed.

Commissioner Howell said I think this is a great project. A lot of the issues that P&Z addressed were taken care of. I like the color scheme. I like shutters on the southern part of the initial building. Knowing Mr. Carmendy and his past details, everything will come back and happen fine. Mr. Carmendy said the pine trees will stay.

Chairman Coffey said I'm excited about this project. I've watched it online. I like the variations. I want to make sure we go with the split-face foundations, a stone base. We don't want any exposed concrete. Mr. Popoff said concrete block is allowed in the guidelines. Mr. Kambo read the guidelines. Mr. Stadge said stone would be the preference. Mr. Kambo said stone would be more appropriate. Chairman Coffey said I'm not a big shutter fan but if used, they need to be real. Thumbs up to the larger cupola and columns. Corner trim needs to be 5/4s, out more from the siding. You don't want the siding to be sticking out. Beef it up. Surrounding buildings all have a rake trim in the overhang area. These kinds of details are important. Half-round gutters are important. I like the gutters to blend in and not stand out. Mr. Stadge said use the same color as the trim. Chairman Coffey said correct. This is my preference. The gooseneck lights shouldn't be too small, at least 18", so they don't get lost.

Mr. Kambo advised the applicant to incorporate all comments provided today, in detail. Make sure all renderings include all comments provided. We need to know the Final Development Plan includes all details so P&Z is reviewing and approving correct details. You need to state the sign will be brought back before P&Z at a later date. You need to have something on paper about having an HOA handle the maintenance of the site. Parking changes need to be made. A

parking agreement needs to be drawn up. The function of the entire site needs to be documented. The Final Development Plan needs to be a solid package.

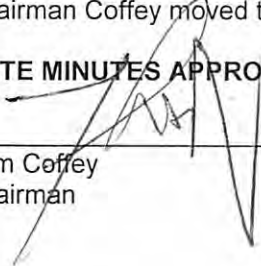
OTHER COMMISSION BUSINESS

None.

ADJOURNMENT

Chairman Coffey moved to adjourn the meeting. With unanimous consent, the meeting was adjourned at 7:24 p.m.

DATE MINUTES APPROVED:

 _____
Tom Coffey
Chairman

2/25/2021 _____ *Pam Friend* _____ *2/25/2021*
Date Pam Friend Date
Planning & Zoning Clerk





HISTORIC DOWNTOWN ADVISORY COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Thursday, November 14, 2019

6:00 P.M.

1. ADMINISTRATIVE REVIEW

Applicant: KAD, LLC
Location: 233 S. Liberty Street
Zoning: Downtown Business District (DB)
Request: To review a plan to construct two buildings, one residential and the other mixed use, on the front portion of approximately 1.5 acres.

Aerial Site Image: <https://goo.gl/maps/597RtcAQM6sRhv4C7>

Project Background

The property received the original approval in 2008, which approved the structure to the rear of the site and two toward the front. The applicant built the rearmost structure and moved his company into the building but did not build the other buildings. Since that time, almost 11 years ago, the applicant has re-thought his property and is proposing changes to the approved plan. P&Z reviewed the proposal at their October 9 meeting and approved it pending an architectural review by HDAC. HDAC is asked to review the details of the plan and provide comments before the applicant can submit for building permits.

Proposal Overview

The applicant is building two buildings in the front portion of the site. One building on Liberty Street is proposed as a three-unit mixed-use building, with residential units that allow for live/work suites. The other building, positioned in the middle of the site, is a two-unit apartment.

Ordinance Review

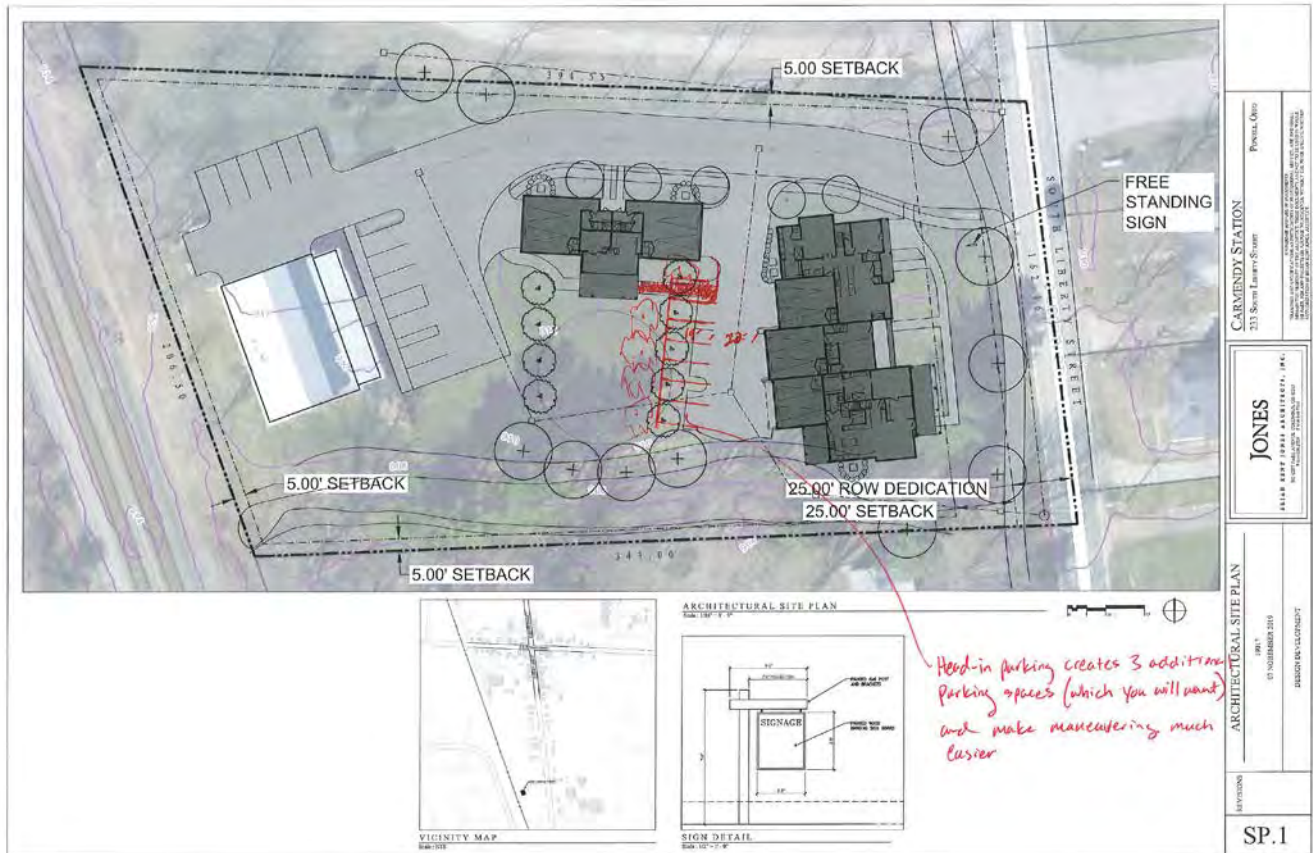
In accordance with the requirements of codified ordinance 1143.11(u), all plats, construction drawings, restrictive covenants and other necessary documents shall be submitted to the Zoning Administrator, to the Planning and Zoning Commission, and to the Council or to their designated technical advisors upon request for administrative review to assure substantial compliance with the final approved development plan.

Staff Comments

Staff is pleased with the architecture of the building, the materials, and colors selected. The building will add to the character of the downtown core and help stretch the historic downtown further south.

The proposed buildings are in line with [Powell Architectural Guidelines'](#) (PAG) preferred architectural style. The building is similar to a "stick style" architectural style. The style and scale of the buildings help to maintain the rural village character along South Liberty Street. The barn style of the middle building also adds to the rural feel on site. The type of massing for the middle building is a single gable, which is consistent with the PAG regulations. The applicant's building is in line with policies about new construction in the PAG. The new construction is in harmony with the existing character of Powell within the Historical District. It is not a copy of older buildings, instead, it is a more contemporary style approach that is compatible with existing structures in massing and detailing. The massing of the buildings is broken up by using wings, projections, porches, and roof slopes. The building materials specified on A5.2 are in line with the PAG. Roof pitches also seem to be in line with the PAG. Window dimensions are not specified but the style seems fine. Staff defers to the HDAC for comments regarding window sizing and style. Staff noticed that there are shutters on some windows and not others. Again, Staff has no issue either way and defers to HDAC for comment. Gutter style is also not specified but half-round are requested. The paint color selection is line with PAG. The proposed lighting seems appropriate as well. Overall, the proposal will add a great deal of character to the downtown and thanks the applicant for their hard work to date.

The parking is located in the rear and they provided the least amount of pavement coverage possible. Staff would recommend that they change the parallel parking in the rear to head-in parking (see image below). This will increase the number of parking spots and make it easier to maneuver the site. Commercial drives should be paved with asphalt, brick, concrete, or tar and chips, as required in the Powell Zoning Code. The drives will be paved with asphalt. Sidewalks in all areas of the historic district should be concrete. The sidewalks proposed are to be concrete. The proposed front building is 25 feet from the road with a modest front year – as per the PAG. The proposed landscaping seems a little sparse. Staff would like to see a refined and more denser landscaping plan.



Staff Recommendation

Staff is in favor of the design direction of the proposal but asks the applicant to address the comments from Staff, the Architectural Advisor and HDAC, before submitting for a building permit.

with the City Engineer. Mr. Betz said we are fine with that. Mr. Johanni said he appreciates Mr. Kambo's comments about this being flexible. I need some certainty this is going to stop. That all of the big marbles are in the jar. Mr. Betz said this is actually a small marble compared to other costs. It's a wedge of pavement. Mr. Kambo said there are 2 ways of doing this. You can go back to the City Engineer and confirm what it is they want and then come back to P&Z or you can have P&Z approve the development plan and it be finalized with the City Engineer. Mr. Betz said you still need to go before City Council which will take another month. Mr. Johanni said I would like to do that. What does finalization look like for me? Mr. Betz said this. Then you have your final engineering to do. You aren't through your final engineering yet. You will see another round of our City Engineer looking at this. You still have storm water to go through. Mr. Kambo said we understand your desire to solidify exactly what the engineering requirements are going to be. Typically we find that getting as close to a Final Development Plan as possible and working on engineering after is the most flexible way to do it. You have the option to table this and take everything to the City Engineer now to make sure they are 100% fine with what you are proposing, but you would need to bring this back. Mr. Johanni said I would just like to ask for help in solidifying this between now and when we go to Council. Mr. Betz said that is fine. Your engineer, the City Engineer and the County Engineer should all sit down together and make a decision. Mr. Kambo said you can take your request to City Council whenever you want to. There will be 2 readings at City Council after P&Z. You can meet and solidify in between. Mr. Johanni said I would like to continue.

Chairman Emerick said I don't have anything to add.

Commissioner Little moved to approve a Final Development Plan to construct six (6) commercial buildings on approximately 4.44 acres for the property located at 8930 Liberty Road as represented by Andy Johanni, subject to the following condition(s):

1. That the applicant shall work with the City Engineer to determine whether the need exists for extended off-site paving along the Seldom Seen entrance; and
2. That the applicant shall work with the City Engineer to finalize all other engineering requirements; and
3. That the City Engineer shall approve the final design of the new street paving, bike path, right of way paving and the north bound turn lane that will make up the entrance/exit from Liberty Road; and
4. That the applicant shall work with City Staff on providing additional trees and/or landscaping in the green spaces fronting Seldom Seen and Liberty Roads; and
5. That the applicant shall submit a revised lighting plan to and shall obtain approval from City Staff; and
6. That all Architectural Advisor comments shall be considered.

Commissioner Cooper seconded the motion.

Vote: Y – 4 N – 0 (Boysko recused) (Hartranft and Jester absent)

Mr. Johanni said we meet the landscaping requirements. We are just re-positioning trees, not adding trees. Mr. Betz said this is fine. Commissioner Little said this makes it easier for you. We don't get specific. Mr. Kambo said we are making it easier for you. Chairman Emerick said we are stating the goal. You get to work out how to do it.

MINOR AMENDMENT TO AN APPROVED FINAL DEVELOPMENT PLAN

Applicant: KAD, LLC
Location: 233 S. Liberty Street
Existing Zoning: (DB) Downtown Business District
Request: To review a plan to construct two (2) buildings, one (1) residential and the other mixed-use, on the front portion of approximately 1.5 acres.

Brian Jones, 503 City Park, Columbus, said I am the Architect on this project. This plan is consistent with what was approved before. We have eliminated some of the hardscape. There will be 2 live/work units and a couple carriage house units. Mr. Carmendy is thinking of living in one of the units. We are open to the Architectural Advisor comments.

Mr. Kambo reviewed the Staff Report (Exhibit 1).

The proposal will bring a new type of product into the City, a live/work type of product. Signage will be important and should be reviewed.

Steve Reynolds, Architectural Advisor, reviewed Exhibit 1D. I commend the product type, the live/work environment will be great for Powell. The massing as you go down the street, it is great to see the care that was taken to look at how the building approaches the street, the corner. The signage should definitely come back. The City Engineer is going to have to provide final approval on the entrance or how the paving will work. I can't tell if the current path goes over the top of the road. I'm sure that once there is final civil engineering drawings we will be able to tell. We made a comment about the setback and it's because we weren't sure where the path will go. You should look at the final setbacks. You need to pay attention to the trees, make sure they meet City guidelines. There are guidelines on the species. They should be outlined. With the massing, this is a complex roof plan. Lots of valleys, lots of pieces and

parts. Our biggest points are around materials, pallet, details, being able to see a pallet would be helpful. Understanding the Historic Downtown Advisory Commission's (HDAC) requirements such as half-round gutters and the right kind of lighting is important. It will be important to understand how the architectural details are going to work out; stone or brick or horizontal siding, window placement, the element which sits on the end. I understand this will be coming back and it will be important to provide detail. Mr. Jones said the critiques helped us understand there is probably a better, simpler approach. Bring the buildings into a Village of Powell character. You have made a very good point. From a siding standpoint, we are hoping to see 3 or 4 different stylistic variations. As the plans get developed we will be excited to bring back more detail. We want the readability of these being 4 different buildings with independent existence. Getting rid of the stone element and letting this be a simpler Powell massing will help. Mr. Reynolds said there is a need to see a color pallet. We do want these to read as 4 separate structures, understanding the different material pallets. We want to make sure it is cohesive. The materiality needs to lend itself to the rest of the area. There are a lot of rations to look at cupolas by. I feel like the cupola should be a little bigger. The drawing makes the cupolas look the same. It would be nice if they appeared to be a little different. The main entry and the secondary entrances need to be distinguished as different. Will someone go back out onto a porch as leaving the garages to get into the unit or is there a way to have someone enter right into the unit? Mr. Jones said that would be a better solution. Mr. Reynolds said to summarize, materiality, seeing lighting is very important. The recommendation to have HDAC review this is good.

Chairman Emerick opened this item to public comment.

Enas Yunis, 197 Donerail Ave., said I was a part of the 20-year plan when it was being designed for the City. We discussed the walkability and the green we want to maintain in the area. The designs of this don't tell me to come here. I don't feel invited. I can't tell which is house and which is work place. I can't see enough windows to tell what is inside. I don't even know if I should walk in. Looking at the back building with all of the trucks parked there tells me this is a workstation area, like a place for big trucks to be fixed or something. It isn't a place where someone could walk over for ice cream. I'm not sure what the use is going to be. This needs to be clarified more. It's not a walkable area. By the time I reach this area I don't want to walk any further. I don't know why I'm going there unless I want to continue on to the library. I would like to see a multi-use area where the bottom is a business and the top is a house but I can't tell from the pictures how you go from the business to the house securely. Will someone just walk into the first floor area which is a house? How do you secure this from intruders given the businesses are so close by? Usually when there is a multi-use building you have a house in the middle of businesses with a way to stay private. I can't see where the privacy is. It's hard for me to say yes I can take my kids here and feel safe with all of the trucks in the back. It would be great for this area to become something people want to walk to and enjoy.

Hearing no further public comments, Chairman Emerick closed the public comment session and opened the floor for comments and questions from the Commission.

Commissioner Cooper said this is a great project. I don't have any problem with the plans as presented. I would like to see this request go to HDAC. I'm sure HDAC will want to see lighting detail, signage. Signage might help people know what businesses are at the location.

Commissioner Boysko said I agree with Commissioner Cooper's and the Architectural Advisor's comments. I appreciate the scale, the size and detail put into this. I would like to see color renderings. Looking back on the other buildings along Liberty, it was a missed opportunity. We have some nice, articulated buildings which are all washed out. You lose a lot of character. I would hate to see this project lose its character. Color variations will help the buildings to read independently. This will be a beautiful addition. This site plan is a tremendous improvement to what was approved before. Mr. Betz said there is a lot less pavement and rooftop coverage. The storm water plan will be fine. Commissioner Boysko asked if the area to the south of the one building is going to be the storm water area. Mr. Betz said yes. It is a very long and narrow area, which outlets down to the south. The City Engineer has looked at this and doesn't have a problem. They are saving the big pine tree in the front. These aren't going to be real busy work places. There will be paths from the sidewalk to go back in. Mr. Carmendy and his electricians come and go in the morning, come back in the evening. Commissioner Boysko said I envision this as a much smaller scale live/work area, not a high volume retail area. You do want to invite activity to the front but I don't see a lot of activity behind. It will be more private and residential behind. Are we approving an amendment today? This isn't an amendment to a Preliminary and then an amendment to a Final. Mr. Betz said they had a Final Development Plan which had more of a commercial nature to it. That is being changed to a mixed-use. There is a change in the land use. We didn't see architecture before. Mr. Kambo said this meeting is an amendment to their Final Development Plan. Commissioner Boysko asked if the applicant has to come back after HDAC. Mr. Betz said no, unless you want them to come back.

Commissioner Simpson asked if the lighting is all figured out. Mr. Betz said no, not yet. Most lighting will just be off the building, some lighting may be needed at the porches. Mr. Kambo said lighting will be reviewed by HDAC. Commissioner Simpson said as long as lighting is going to be looked at. Have any changes which have happened in the last 11 years affected this site? Mainly Village Academy. Mr. Betz said no. Commissioner Simpson asked if we

on the woods. Mr. Kambo said it is literally moving where the house sits on the lot. Mr. Betz said the houses will be moved a few feet forward. Ms. Schwenk said I didn't know if you were moving back. Mr. Betz said no. Mr. Kambo said we purposefully asked them to move the houses forward to ensure there was no impact. Ms. Schwenk said good. I like my trees. Did you put the little yellow tags in the yard? Mr. Kambo said they might be utility markings. Mr. Betz said those are marking utilities such as gas lines. Ms. Schwenk said they are all over the place and I was concerned.

Hearing no further public comments, Chairman Emerick closed the public comment session and opened the floor for comments and questions from the Commission.

Mr. Lamparyk said there is one other point I would like to clarify. The plot plans submitted as a part of the proposal show a wooden set of stairs for egress out of the house in the easement, on all plans. Mr. Betz said this is fine. There are porches with these units. Mr. Lamparyk asked if there is any problem with this going into the rear setback. Mr. Betz said no.

Commissioner Cooper said pick the house plan you want because the differences on the front setback are minuscule. Pick the house plan that works the best and let Staff know. Mr. Betz said correct. They will pick 1 of the 6 and let us know. The customer will pick.

Commissioner Little asked if we are suggesting the applicant will include the house selection that is appropriate for these lots on the plan. Mr. Betz said when they do choose, they will submit the plot plan; the plot plan will have a note on it that P&Z approved on this date. An encroachment will show on the front setback. We don't want to amend the plat. That is difficult. By putting the note on, any future transactions will show up as the transfer property. It won't come up as an encroachment that leads to difficulties in trying to sell the house. Commissioner Little asked if there is a need for a second condition. Mr. Betz said no, we just need to make sure the note is on. Mr. Kambo said the requirement of having the note written on the plat and the second condition is for once the selection is made, to let the City know so we can have the selection in our documents. Mr. Betz said we will get it when we get the Zoning Certificate. Mr. Kambo said yes but this formalizes it. Mr. Betz said stay with the Staff recommendations.

Commissioner Little moved to approve a Minor Amendment to an Approved Final Development Plan to change the setback requirements for Lots 3806 and 3816 for the property known as Shelly's Retreat at Carpenter's Mill, located at Steitz Road and Hunters Bend as represented by Pulte Homes, subject to the following condition(s):

1. That the revised plot plans shall be submitted to the City Building Department saying, "Setback Encroachments approved by the Planning & Zoning Commission of the City of Powell dated October 9, 2019"; and
2. That the applicant shall notify City Staff of the home model selected via the Zoning Certificate process.

Commissioner Boysko seconded the motion.

Vote: Y – 5 N – 0 (Hartranft and Jester absent)

OTHER COMMISSION BUSINESS

Mr. Betz said Staff met with Council last night on the beginning of the budget process. We are recommending that the Comprehensive Plan and Keep Powell Moving plan be updated. The Comprehensive Plan was adopted 4 years ago. There have been a lot of changes since then. We need to re-visit our growth areas. Commissioner Little asked if we see a new group of trustees who have different opinions, would this correct itself. Mr. Betz said 1 of the trustees isn't running so this probably won't be a possibility.

Mr. Kambo said since we knew today was going to be a lengthy meeting, Staff didn't do additional research on pool covers. We will bring it back at another meeting. Mr. Betz said we have all winter now.

ADJOURNMENT

MOTION: Chairman Emerick moved at 10:13 p.m. to adjourn the meeting. By unanimous consent, the meeting was adjourned.

DATE MINUTES APPROVED: October 23, 2019

Donald Emerick 10/23/19 *Leilani Napier* 10/23/19
Donald Emerick Chairperson Date Leilani Napier Planning & Zoning Clerk Date



3. MINOR AMENDMENT TO APPROVED DEVELOPMENT PLAN APPLICATION

Applicant: KAD, LLC
Location: 233 S. Liberty Street
Existing Zoning: Downtown Business District (DB)
Request: To review a plan to construct two buildings, one residential and the other mixed use, on the front portion of approximately 1.5 acres.

Aerial Site Image: <https://goo.gl/maps/597RtcAQM6sRhv4C7>

Project Background

The property received the original approval in 2008 (see attached ordinance and development plan), which approved the structure to the rear of the site and two toward the front. The applicant built the rearmost structure and moved his company into the building but did not build the other buildings. Since that time, almost 11 years, the applicant has re-thought his property and is proposing changes to the approved plan.

Proposal Overview

The applicant, instead of constructing two buildings toward the front of the site, wants to build two buildings with different uses and locations. One building toward the front of the site is a proposed three-unit mixed-use building and the other is a two-unit apartment, in the middle of the site.

Ordinance Review

In accordance with the requirements of codified ordinance 1143.11(r), all plats, once a final development plan for a planned district has been approved by Council, all subsequent substantial changes to that plan shall only be permitted by resubmission as a new substitute plan and repatriation of the procedures established in these sections. "Substantial change" for the purposes of this section shall mean any modification of an approved planned district development plan, as determined by the Zoning Administrator that results in:

1. Any increase in the number, or change in the type and/or mix of residences, and/or non-residential building area or land use;
2. Decrease in the approved minimum lot size, number of parking spaces to be provided, and/or trash storage areas;
3. Change in the approved location of land uses, land use subareas or sub-elements, streets, public or private parklands and other public facilities, and/or natural environmental preserves or scenic easements by more than thirty (30) feet;
4. Reduction in area of public and/or private parklands or other public facilities and/or natural environmental preserves or scenic easements;
5. Alteration of the basic geometry and/or operational characteristics of any element of the approved street pattern, parking facilities, service access, trash storage facilities, and/or system of pedestrian and/or equestrian paths that results in a change in operating characteristics or character;
6. Any circumstance below the minimum requirements established in this Zoning Ordinance or as required in the approval of a conditionally permitted use in a planned district.

Comprehensive Plan Consistency

The proposal location and type are consistent with the City's Comprehensive Plan. Under the guiding principles (p. vi) it states that "new commercial development should contribute to both the service needs of the community as well as the economic and fiscal well-being of the City." The proposal adds more commercial space to the city, which leads to an increase in taxes that helps the city's economic well-being. In addition, the type of use proposed, a live/work products, not only adds to the service needs of the community but also introduces another type of housing product not availability in the City today.

The proposal is within the *mixed use village center* area identified by the future land use map and meets the intent of the area (p. 30). Furthermore, the new commercial space will add to the employment opportunities in the city – the very purpose of this area.

Staff Comments

Staff is pleased with the revised proposal for the site. It adds more character along the street face, along with a new residential type and additional commercial in the downtown area. Dimensionally, the proposal is in line with the zoning requirements for height and setbacks. Although, not specified in the submission, from a cursory examination it seems the proposal is in line with the lot coverage maximum of 20%.

Staff also sees the proposed architecture to be in line with the historic guidelines but defers to the Architectural Advisor for specific details. Staff would mention though that the stone on the front building is not in line with the character of Powell and a different materials should be selected, namely wood or hardi. Lastly, lighting selections and colors should be provided to P&Z or to staff for final review. It should also be noted that P&Z has the option to send this to HDAC for detailed review if they wish.

The applicant accounted for storm water detention/retention onsite but the specific sizing and design of it will be reviewed by the Engineering Department. At this point, what is provided seems sufficient for P&Z review.

Staff Recommendation

Staff recommends approval of the amendment to approved development plan with the following conditions:

- 1) That all Engineering Department comments are adhered to as part of the plan and engineering plan review process.
- 2) That the comments from the Architectural Advisor be implemented.
- 3) Signs come back before P&Z for review.
- 4) Material, color and fixture selections to be review by Staff before issuing a building certificate.



City of Powell, Ohio

ORDINANCE 2008-22

Adopted September 2, 2008

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR KAD LLC FOR A 2,578 SQ. FT. OFFICE WAREHOUSE STRUCTURE IN THE DB, DOWNTOWN BUSINESS DISTRICT, ALSO WITHIN THE HD, HISTORIC DISTRICT OVERLAY DISTRICT, AT 233 SOUTH LIBERTY STREET.

WHEREAS, the Planning and Zoning Commission of the City of Powell has recommended approval of the Final Development Plan for KAD, LLC for a 2,578 sq. ft. office warehouse structure at 233 South Liberty Street at their July 16, 2008 meeting; and

WHEREAS, the Final Development Plan has been submitted to Council by the Planning & Zoning Commission pursuant to the provisions of Section 1143.11 of the Codified Ordinances of Powell, and the Commission has recommended its approval; and

WHEREAS, Council hereby finds and determines that the implementation and approval of the Final Development Plan, which is attached hereto as Exhibit "A", is in the best interest of the residents of the City of Powell;

NOW THEREFORE BE IT ORDAINED BY THE CITY OF POWELL, DELAWARE COUNTY, OHIO AS FOLLOWS:

Section 1: That the Final Development Plan for 233 South Liberty Street, which is attached hereto as Exhibit "A" and incorporated herein by reference, is hereby accepted and approved by the Council of the City of Powell, subject to and contingent upon the following conditions as recommended by the Planning and Zoning Commission:

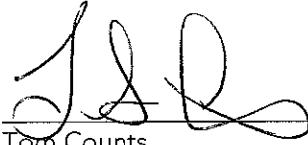
1. That subsequent development of the additional phases for this property including streetscape requirements shall be brought forth to the Planning and Zoning Commission for approval.
2. That the applicant shall meet the seven conditions brought forth in the Staff Report.
3. That the applicant shall gain approval of the Historic District Advisory Commission.
4. That the applicant shall incorporate the comments of the Architectural Advisor: watch the front elevation to accommodate a rail-free type porch, identify a suitable vibrant color selection, and make improvements of the north elevation referring to the hay mow/shutter combination.
5. That the landscaping plans shall be developed to incorporate more of a barn or rural feel even if that requires a variation from the City landscaping requirements and the applicant shall work with Staff for final approval.
6. That the applicant shall work with Staff regarding all pertinent engineering requirements.
7. That the applicant shall work with Staff and the Historic District Advisory Commission to develop appropriate signage.

Section 2: That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of the Council and that all deliberations of the Council and any of the decision making bodies of the City of Powell which resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of the City of Powell, Delaware County, Ohio.

Section 3: That this Ordinance shall take effect on the earliest possible date permitted by law.

VOTE ON ORDINANCE 2008-22: Y 7

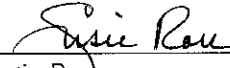
N 0



Tom Counts
Mayor

9/16/08

Date

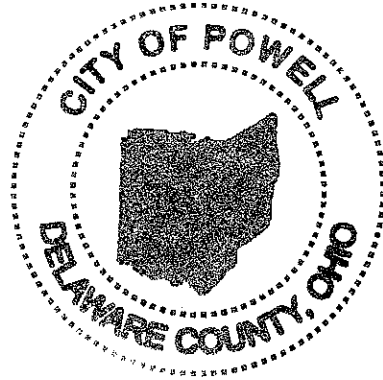


Susie Ross
City Clerk

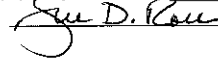
9/16/08

Date

EFFECTIVE DATE: October 2, 2008



This legislation has been posted in accordance with
the City Charter on this date 9/17/08

 Sue D. Ross
City Clerk

City Council

Tom Counts, Mayor

Richard Cline

Don Grubbs

Jim Hrivnak

Elmer Meider

Art Schultz

Dan Wiencek

From: Andy White, City Manager
To: City Council
Members of Development Committee
Initiated By: Jeffrey S. Tyler, Assistant City Manager
Re: Ordinance 2022-24 – Lodging Tax
Date: August 2, 2022

Summary:

The City has been discussing the need to implement a lodging tax. A municipality in Ohio is permitted to enact a lodging tax or bed tax of up to 3% under R.C. 5739.08(A). If the county in which the city sits does not have its own tax, the city can levy an additional 3% tax under R.C. 5739.08(B). Here, Delaware County has a bed tax and therefore Powell is limited to imposing a 3% tax on hotels within the City.

The lodging tax is paid by operators of hotels, motels, rooming houses and other facilities providing lodging accommodations for transient guests. Hotels are establishments in which five or more rooms are used for the accommodation of guests, while transient accommodations are establishments where sleeping accommodations are offered to guests in which four or less rooms are used. The law is limited to establishments where persons occupy rooms for sleeping for less than thirty (30) consecutive days. Therefore, establishments which house guests for extended stays (longer than 30 days) are not subject to the tax.

This legislation was discussed previously but not approved. Anticipated development, prospective annexations and inquiry from the development community regarding about the potential construction of a hotel within the City compelled staff to readdress the ordinance. The issue will be discussed with the Development Committee prior to the August 9th Council meeting and is anticipated to be referred to Council and recommended for approval. Imposing the tax measure now, in anticipation of a hotel development, rather than after a development has been established is preferred.

Legal Review:

The Law Director's office reviewed and prepared the draft ordinance utilizing the Ohio Revised Code as well as examples from other local governments.

Finance Review:

In support of ordinance 2022-24, the Finance Director will partner with the Finance Committee to introduce subsequent legislation for the creation of a Bed Tax Special Revenue fund. The state requires **all revenue** collected by the City's additional 3% bed tax be used for economic development and tourism related purposes ([ORC 5739.08](#)). In addition, the Finance Department will develop processes and procedures for the collection and dissemination of bed tax receipts.

Recommendation:

Staff recommends an introduction of Ordinance 2022-24 as a first reading on August 2, 2022 and for adoption after a second reading on August 16, 2022. The legislation will take effect 30 days after adoption but for practical application will not have any impact until a hotel begins operating in the City.



ORDINANCE 2022-24

AN ORDINANCE TO ENACT CHAPTER 188 OF THE CODIFIED ORDINANCES TO IMPOSE A LODGING TAX WITHIN THE CITY OF POWELL, OHIO, IN SUPPORT OF ECONOMIC DEVELOPMENT AND TOURISM-RELATED PURPOSES.

WHEREAS, Ohio Revised Code § 5739.08 authorizes a municipality to levy an excise tax on hotel and motel lodging transactions; and

WHEREAS, the Revised Code limits a municipal lodging tax to three percent if the county in which the municipality sits imposes its own lodging tax; and

WHEREAS, Delaware County levies a three percent tax on lodging to transient guests thereby limiting Powell’s authority to tax to three percent; and

WHEREAS, the City desires to impose a three percent lodging tax on all lodging for transient guests within the City; and

WHEREAS, Council has determined it to be in the best interest of the health, safety, and welfare of the community to impose such a tax.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF POWELL, DELAWARE COUNTY, OHIO AS FOLLOWS:

Section 1: That Chapter 188 of the Codified Ordinances be enacted to read as follows:

188.01 DEFINITIONS.

As used in this chapter:

- (a) "Hotel" means every establishment kept, used, maintained, advertised or held out to the public to be a place where sleeping accommodations are offered to guests, in which five or more rooms are used for the accommodation of such guests, whether such rooms are in one or in several structures.
- (b) "Transient accommodation" means every establishment kept, used, maintained, advertised or held out to the public to be a place where sleeping accommodations are offered to guests in which four or fewer rooms are used for the accommodation of such guests, whether such rooms are in one or in several structures.
- (c) "Transient guests" means persons occupying a room or rooms for sleeping accommodations for less than thirty consecutive days.
- (d) "Vendor" means the person who is the owner or operator of the hotel or transient accommodation and who furnishes the lodging.

188.02 IMPOSITION OF TAX; PURPOSES.

City Council
Daniel Swartwout, Mayor

Jon Bennehoof Frank Bertone Tom Counts Christina Drummond Heather Karr Brian Lorenz

(a) For the purpose of providing revenue with which to meet the needs of the City for the use in a Bed Tax Special Revenue Fund of the City, for the advancement of the economic development and tourism-related purposes as described in 5739.09 (D)(2).

(b) On and after the effective date of this chapter, all revenues received by the City from the hotel-motel excise tax each year shall be divided for use in promoting and publicizing the City as a desirable location for conventions, trade shows and similar events; for use in purchasing cultural services for the enrichment of the community; for emergency human service needs; and for the use of the General Fund of the City without restriction.

(c) On and after the effective date of this chapter, the hotel-motel excise tax shall be three percent of the amount paid or to be paid by the transient guest for the lodging. The tax applies and is collectible at the time the lodging is furnished, regardless of the time when the price is paid. The tax does not apply to lodging furnished to the State, or to any of its political subdivisions, nor to any charitable organization for the lodging of transient indigent individuals, when such charitable organization pays the hotel or transient accommodation for such lodging.

(d) For the purpose of the proper administration of this chapter and to prevent evasion of the tax, it is presumed that all lodging furnished by hotels to transient guests is subject to the tax until the contrary is established.

188.03 RESPONSIBILITY OF GUESTS AND VENDORS; EXEMPTIONS.

The tax imposed by this chapter shall be paid by the transient guest to the vendor, and each vendor shall collect from the transient guest the full and exact amount of the tax payable on each taxable lodging.

If the transaction is claimed to be exempt, the transient guest must furnish to the vendor, and the vendor must obtain from the transient guest, a certificate specifying the reason that the sale is not legally subject to the tax. If no certificate is obtained, it shall be presumed that the tax applies.

188.04 REFUND OF ILLEGAL OR ERRONEOUS PAYMENTS.

The Finance Director shall refund to vendors the amount of taxes paid illegally or erroneously or paid on any illegal or erroneous assessment where the vendor has not reimbursed himself or herself from the transient guest. When such illegal or erroneous payment or assessment was not paid to a vendor but was paid by the transient guest directly to the Director or his or her agent, the Director shall refund it to the transient guest.

Applications shall be filed with the Director, on a form prescribed by the Director, within ninety days from the date it is ascertained that the assessment or payment was illegal or erroneous. However, such application for refund must, in any event, be filed with the Director within four years from the date of the illegal or erroneous payment of the tax. On the filing of such application, the Director shall determine the amount of refund due. The Director shall draw a warrant for such certified amount to the person claiming such refund. The Director shall make such payments from a tax refund fund as established by ordinance.

188.05 REQUIRED RECORDS; INSPECTION AND DESTRUCTION OF RECORDS.

Each vendor shall keep complete and accurate records of lodging furnished, together with a record of the tax collected thereon, which shall be the amount due under this chapter, and shall keep all invoices and such other pertinent documents. If the vendor furnishes lodging not subject

City Council

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Brian Lorenz

to the tax, the vendor's records shall show the identity of the transient guest, if the sale was exempted by reason of such identity, or the nature of the transaction, if exempted for any other reason. Such records and other documents shall be open during business hours to the inspection of the Finance Director and shall be preserved for a period of four years, unless the Director, in writing, consents to their destruction within that period, or by order requires that they be kept longer.

188.06 RETURNS REQUIRED; PENALTY FOR NONCOMPLIANCE.

Each vendor shall, on or before the twentieth day of each month, make and file a return for the preceding month, on forms prescribed by the Finance Director, showing the receipts from furnishing lodging, the amount of tax due from the vendor to the City for the period covered by the return and such other information as the Director deems necessary for the proper administration of this chapter. The Director may extend the time for making and filing returns. Returns shall be filed by mailing the same to the Director, together with payment of the amount of tax shown to be due thereon.

The Director may authorize vendors whose tax liability is not such as to merit monthly returns, as determined by the Director upon the basis of administrative costs to the City, to make and file returns at less frequent intervals. Such authorization shall be in writing and shall indicate the intervals at which returns are to be filed.

The Director shall stamp or otherwise mark on all returns the date they are received by him or her and shall also show thereon, by stamp or otherwise, the amount of payment received with the return. Any vendor who fails to file a return under this chapter shall, for each day he or she so fails, forfeit and pay into the City Treasury the sum of one dollar (\$1.00).

The Director may, if he or she deems it necessary in order to ensure the payment of the tax imposed by this chapter, require returns and payment to be made for other than monthly periods. The returns shall be signed by the vendor or his or her authorized agent.

188.07 LIABILITY; ASSESSMENT AND PETITION FOR REASSESSMENT; PENALTIES.

If any vendor collects the tax imposed by or pursuant to this chapter and fails to remit the same to the City as prescribed, he or she shall be personally liable for any amount collected which he or she failed to remit. The Director may make an assessment against such vendor based upon any information in the Director's possession.

If any vendor fails to collect the tax or any transient guest fails to pay the tax imposed by or pursuant to this chapter on any transaction subject to the tax, such vendor or transient guest shall be personally liable for the amount of tax applicable to the transaction. The Director may make an assessment against either the vendor or the transient guest, as the facts may require, based upon any information in his or her possession.

An assessment against a vendor in cases where the tax imposed by or pursuant to this chapter has not been collected or paid, shall not discharge the transient guest's liability to reimburse the vendor for the tax applicable to such transaction.

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Jon Bennehoof Frank Bertone Tom Counts Christina Drummond Heather Karr Brian Lorenz

In each case, the Director shall give to the vendor or the transient guest, whoever is assessed, written notice of such assessment. Such notice may be served upon the vendor or transient guest personally or by registered or certified mail. An assessment issued against either, pursuant to this chapter, shall not be considered an election of remedies, nor a bar to an assessment against the other for the tax applicable to the same transaction, provided that no assessment shall be issued against any vendor or transient guest for the tax due on a particular transaction if such tax has actually been paid by another.

The Director may make an assessment against any vendor who fails to file a return required by this chapter or fails to remit the proper amount of tax in accordance with this chapter. When information in the possession of the Director indicates that the amount required to be collected is, or should be, greater than the amount remitted by the vendor, the Director may, upon the basis of test checks of a vendor's business for a representative period, which checks are hereby authorized, determine the ratio which the tax required to be collected under this chapter bears to the hotel's or transient accommodation's lodging, which determination shall be the basis of an assessment as herein provided in this chapter. Notice of such assessment shall be made in the manner prescribed in this chapter.

Unless the vendor or transient guest, to whom the notice of assessment is directed, files, within thirty days after service thereof, either personally or by registered or certified mail, a petition, in writing, verified under oath by such vendor, transient guest or his or her authorized agent, having knowledge of the facts, setting forth with particularity the items of such assessment objected to, together with the reasons for such objections, the assessment shall become conclusive and the amount thereof shall be due and payable, from the vendor or transient guest so assessed, to the Director. When a petition for reassessment is filed, the Director shall assign a time and place for the hearing of the same and shall notify the petitioner thereof by registered or certified mail, but the Director may continue the hearing, from time to time, if necessary.

A penalty of fifteen percent shall be added to the amount of every assessment made under this chapter. The Director may adopt and promulgate rules and regulations providing for the remission of penalties added to assessments made under this chapter.

When any vendor or transient guest files a petition for reassessment as provided in this chapter, the assessment made by the Director, together with penalties thereon, shall become due and payable within three days after notice of the finding made at the hearing has been served, either personally or by registered or certified mail, upon the party assessed.

188.08 FOUR-YEAR LIMITATION FOR ASSESSMENTS; EXCEPTIONS.

No assessment shall be made or issued against a vendor or transient guest for any tax imposed by or pursuant to this chapter more than four years after the return date for the period in which the lodging was furnished, or more than four years after the return for such period is filed, whichever is later. This section does not bar an assessment:

- (a) When the Finance Director has substantial evidence of the amount of taxes collected by a vendor from transient guests' lodging which was not returned to the City; or
- (b) When the vendor assessed failed to file a return as required.

City Council
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188.09 PAYMENT BY TRANSIENT GUEST; FALSE EVIDENCE OF TAX-EXEMPT STATUS.

No transient guest shall refuse to pay the full and exact tax as required by this chapter or present to the vendor false evidence indicating that the lodging, as furnished, is not subject to the tax.

188.10 COLLECTION OF TAX BY VENDOR; REFUNDS OR REBATES PROHIBITED.

No vendor shall fail to collect the full and exact tax as required by this chapter. No vendor shall refund, remit or rebate to a transient guest, either directly or indirectly, any of the tax levied pursuant to this chapter, or make in any form of advertising, verbal or otherwise, any statements which might imply that he or she is absorbing the tax, or paying the tax for the transient guest by an adjustment of prices, or furnishing lodging at the price including the tax or rebating the tax in any other manner.

188.11 FILING OF REPORTS; FRAUDULENT REPORTS.

(a) No person, including any officer of a corporation or employee of a corporation having control or supervision of or charged with the responsibility of filing returns, shall fail to file any return or report required to be filed by this chapter, or file or cause to be filed any incomplete, false or fraudulent return, report or statement, or aid or abet another in the filing of any false or fraudulent return, report or statement.

(b) If any vendor required to file monthly returns under this chapter fails, for two consecutive months or for three or more months within a twelve-month period, to file such returns when due or to pay the tax thereon, or if any vendor authorized by the Director to file returns at less frequent intervals, fails on two or more occasions within a twenty-four month period, to file such returns when due or to pay the tax due thereon, the Director may require such vendor to furnish security in an amount equal to the average tax liability of the vendor for a period of one year, as determined by the Director from a review of returns or other information pertaining to such vendor, which amount shall in no event be less than one hundred dollars (\$100.00). The security may be in the form of an advance tax payment to be applied to pay the tax due on subsequent returns, or a corporate surety bond, satisfactory to the Director and conditioned upon payment of the tax due with the returns from the vendor. The security must be filed within ten days following the vendor's receipt of the notice from the Director of its requirements.

A corporate surety bond filed under this section shall be returned to the vendor if, for a period of twelve consecutive months following the date the bond was filed, the vendor has filed all returns and remitted payment therewith within the time prescribed in this chapter.

188.12 PERSONAL LIABILITY OF CORPORATE OFFICERS OR EMPLOYEES.

If any vendor corporation required to file returns and to remit tax due to the City under this chapter fails, for any reason, to make such filing or payment, any of its officers or employees having control or supervision of or charged with the responsibility of filing returns and making payments, shall be personally liable for such failure. The dissolution of a corporation shall not discharge an officer's or employee's liability for a prior failure of the corporation to file returns or remit the tax due. The sum due for such liability may be collected by assessment in the manner provided in this chapter.

188.13 INTENT OF CHAPTER.

City Council
Daniel Swartwout, Mayor

Jon Bennehoof Frank Bertone Tom Counts Christina Drummond Heather Karr Brian Lorenz



From: Andrew D. White, City Manager
To: Powell City Council
Initiated By: Rosa Ocheltree, Finance Director
Re: Ordinance 2022-18 – An Ordinance Modifying Appropriations for the Calendar Year 2022
Date: August 16, 2022

Summary:

Ordinance No. 2022-18 amends the annual appropriations for the fiscal year ending December 31, 2022, to provide supplemental funding in certain budget accounts for the third quarter of 2022. Exhibit A describes the appropriations within the ordinance and the purpose of the requests.

Legal Review:

No legal review necessary.

Financial Review:

The Finance Committee reviewed the appropriations at the most recent finance committee meeting.

Recommendation:

Staff recommends approval of Ordinance 2022-18 at the second reading on September 6th, 2022.

Ord 2022-18 - An Ordinance to Amend the annual appropriations for the fiscal year ending December 31, 2022

Item	Fund	Fund Balance	Dept.	Request Description	Amount	Revised Fund Balance	Current Budget	Revised Budget
1	100 - General Fund	\$ 18,942,965	IT	Third Party Security Audit	\$ (13,000)			
				Microsoft 365 - Migration and Set-Up	\$ (15,214)			
				Microsoft 365 - Monthly Fees	\$ (3,750)			
				Granicus Training	\$ (2,000)			
	100 - General Fund			Equipment needed for Electronic Plan Review (a)	\$ (4,430)			
				IT Total	\$ (38,394)	\$ 18,904,571	\$ 12,643,424	\$ 12,681,818
2	100 - General Fund	\$ 18,904,571	Facilities	Utility Accounts - See Attached Forecast	\$ -	\$ 18,904,571	\$ 12,643,424	\$ 12,681,818
3	100 - General Fund	\$ 18,904,571	Finance	SSI Software Annual License	\$ (1,650)	\$ 18,902,921	\$ 12,681,818	\$ 12,683,468
				To cover difference between invoice amt. (\$14,023) and budgeted amt. (\$12,375).				
				General Fund Total	\$ (40,044)			
4	211 - Street Maintenance Fund	\$ 785,425	Eng.	Rock Salt Contract - See Attached	\$ (55,995)	\$ 729,430	\$ 2,169,574	\$ 2,225,569
				Request is difference between available funds and contract amount				
				Street Maintenance Fund Total	\$ (55,995)			
5	994 - Escrowed Deposits Fund	\$ 92,682	Finance	Refunded Room Deposits	\$ (5,000)	\$ 87,682	\$ 5,000	\$ 1,000
				Escrowed Deposits Fund Total	\$ (5,000)			
6	105 - CORMA Fund	\$107,057	Finance	Insurance Claims	\$ (30,000)	\$77,057	\$ 199,754	\$ 229,754
For the accounting treatment of claims processed by the insurance company. Revenue will be recorded to offset the expense. Activity will not impact the fund balance.								
				All Funds Total	\$ (131,039)		\$ 22,821,568	\$ 22,952,607

(a) Building Manager requested the following equipment to help with the electronic review process.

5 – Samsung 43 Inch, 4K Computer Monitor (\$499.00 ea.)	\$	2,495
5 – 10 foot 48Gbps 2.1 High Speed HDMI Braided Nylon Cables (\$17.99 ea.)	\$	90
5 – Mounting Dream UL Listed TV Mount (\$19.99 ea.)	\$	100
5 – Blue Beam Revu 20 Standard (\$349.00 ea.)	\$	1,745
Total	\$	4,430



From: Andrew D. White, City Manager
To: Powell City Council
Initiated By: Rosa Ocheltree, Finance Director
Re: Ordinance 2022-23 and 25 –Verona Assessments
Date: August 16, 2022

Summary:

The 2016 sewer assessment and financing agreement between the City of Powell and Verona LLC, provided for the construction and financing of the Public Infrastructure Improvements and established special assessments to the Verona properties for repayment of the cost of improvements. Ordinance 2022-23 and exhibit present an updated list of the properties that received occupancy permits most recently for Council’s review to be forwarded upon approval to the County Auditor in order to begin assessing those whose final occupancy permits have been recently issued.

Ordinance 2022-25 and the exhibit attached thereto also related to the 2016 sewer assessment and financing agreement. Through legislation for assessments for properties that received occupancy permits in 2016, 2017, and 2018, the assessment period was set at 5 years through 10 semi-annual payments. Ordinance 2022-25 adopts a revised assessment schedule such that all properties, including those properties from 2016, 2017, and 2018, are on the same 7 year, 14 semi-annual payment schedule, which is consistent with the sewer assessment and financing agreement.

Legal Review:

The agreement has been in place since 2016. Ordinance 2022-23 is to update the list of assessed properties for the properties that most recently received occupancy permits. And Ordinance 2022-25 updates the assessment schedules for prior properties to be consistent with the 7-year, 14 semi-annual payment schedule outlined in the agreement. The agreement authorizes up to 14 semi-annual payments pursuant to the assessment.

Financial Review:

The Finance Director reviewed the list of properties provided by the city building department and prepared the list of assessments. The assessments will be merged into the 2023 budget.

Recommendation:

Staff recommends approval of Ordinance 2022-23 and Ordinance 2022-25 at the September 6, 2022 meeting.



ORDINANCE 2022-23

AN ORDINANCE DECLARING THE NECESSITY OF, DETERMINING TO PROCEED WITH, AND LEVYING ASSESSMENTS FOR THE PURPOSE OF IMPROVEMENT, CONSTRUCTION, AND RECONSTRUCTION OF THE PUBLIC SEWER MAIN INFRASTRUCTURE ON THE NORTH SIDE OF POWELL ROAD AND ON PROPERTY OWNED BY VERONA LLC AND KNOWN AS THE VERONA SUBDIVISION, AND DECLARING AN EMERGENCY.

WHEREAS, the owner of properties known as the Verona subdivision located on the north side of Powell Road in the City of Powell (the "Petitioner") have petitioned the City for the construction of certain public sewer main infrastructure on the north side of Powell Road (the "Project"); and

WHEREAS, in the petition of August 2016, the Petitioners waived various procedural steps in order to expedite construction of the Project and thereby permit placement of assessments on the current tax duplicate; and

WHEREAS, construction of the certain public infrastructure improvement constituting the Project have been substantially completed in accordance with the petition and the Petitioners now wish to provide for placement of the assessments on the current tax duplicate for collection beginning in 2023; and

WHEREAS, Council has been presented a certificate of final costs prepared by the City's Engineer indicating the final cost of the Project and showing the amount of the final assessments to be levied against the benefited properties; and

WHEREAS, pursuant to Ordinance 2016-36, Council previously determined that it was necessary to proceed with the construction of the Project as requested by the Petitioners, in accordance with plans, specifications, and estimates of cost (the "Plans") heretofore approved by the Engineer to the City, which Plans have been placed on file in the office of the City Clerk and are open for public inspection; and

WHEREAS, pursuant to Ordinance 2016-36, and the petition, the cost of the Project, in the amount of \$1,208,793.63, shall be assessed, with interest at a rate of three percent (3%) per annum, on the properties as identified in the petition. The special assessments shall be collected over a period of seven (7) years in semiannual installments as real estate taxes are paid;

NOW THEREFORE BE IT ORDAINED BY THE CITY OF POWELL, DELAWARE COUNTY, OHIO AS FOLLOWS:

Section 1: The assessments of the cost and expense of the Project, as set forth on Exhibit A, are hereby **ADOPTED** and **CONFIRMED** and there shall be levied and assessed upon the lots and lands therein identified, the several amounts reported,

Verona Sewer Assessment Charge & Collection
7 year maximum per lot

Ord 2022-23 EXHIBIT A

PINK HIGHLIGHTED ARE NEW ASSESSMENTS

Parcel #	Address	Amount	Type	Assess 2016	Assess 2017	Assess 2018	Assess 2019	Assess 2020	Assess 2021	Assess 2022
				Paid TY 2017	TY 2018	Paid TY 2019	TY 2020	TY 2021	Paid TY 2022	Paid TY 2023
31931614011000	9218 Advocet Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931614013000	9238 Advocet Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931610024000	9259 Advocet Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931610022000	9279 Advocet Dr.	\$ 1,800.00	Single							\$ 1,800
31931610023000	9269 Advocet Dr.	\$ 1,800.00	Single							\$ 1,800
31931614008000	9166 Advocet Dr.	\$ 1,800.00	Single							\$ 1,800
31931614012000	9228 Advocet Dr.	\$ 1,800.00	Single							\$ 1,800
31931607002000	9468 Wilbrook Dr.	\$ 1,800.00	Single					\$ 1,800	\$ 1,800	\$ 1,800
31931607003000	9458 Wilbrook Dr.	\$ 1,800.00	Single				\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931607003000	9458 Wilbrook Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931607005000	9438 Wilbrook Dr.	\$ 1,800.00	Single			\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931607006000	9430 Wilbrook Dr.	\$ 1,800.00	Single				\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931607007000	9420 Wilbrook Dr.	\$ 1,800.00	Single				\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931607008000	9404 Wilbrook Dr.	\$ 1,800.00	Single				\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931607009000	9396 Wilbrook Dr.	\$ 1,800.00	Single			\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931607010000	9388 Wilbrook Dr.	\$ 1,800.00	Single			\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931607011000	9380 Wilbrook Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931607012000	9372 Wilbrook Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931607013000	9364 Wilbrook Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931607014000	9356 Wilbrook Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931607015000	9348 Wilbrook Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931607016000	9340 Wilbrook Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931607017000	9332 Wilbrook Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931607018000	9324 Wilbrook Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931607019000	9316 Wilbrook Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931607020000	9256 Baytree Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931608001000	9305 Wilbrook Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931608002000	9315 Wilbrook Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931608003000	9327 Wilbrook Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931608004000	9337 Wilbrook Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931608005000	9351 Wilbrook Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931608006000	9377 Wilbrook Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931608007000	9385 Wilbrook Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931608008000	9393 Wilbrook Dr.	\$ 1,800.00	Single		\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931608009000	9440 Baytree Dr.	\$ 1,800.00	Single		\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931608011000	9439 Wilbrook Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800

Parcel #	Address	Amount	Type	Assess 2016	Assess 2017	Assess 2018	Assess 2019	Assess 2020	Assess 2021	Assess 2022
				Paid TY 2017	TY 2018	Paid TY 2019	TY 2020	TY 2021	Paid TY 2022	Paid TY 2023
31931608012000	9429 Baytree Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931608013000	9415 Baytree Dr.	\$ 1,800.00	Single				\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931608014000	9401 Baytree Dr.	\$ 1,800.00	Single				\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931608015000	9387 Baytree Dr.	\$ 1,800.00	Single				\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931608016000	9373 Baytree Dr.	\$ 1,800.00	Single			\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931608017000	9359 Baytree Dr.	\$ 1,800.00	Single		\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931608018000	9345 Baytree Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931608020000	9317 Baytree Dr.	\$ 1,800.00	Single				\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931608021000	9303 Baytree Dr.,	\$ 1,800.00	Single				\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931608022000	9289 Baytree Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931608024000	9261 Baytree Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931608025000	9247 Baytree Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931609001000	9447 Wilbrook Dr.	\$ 1,800.00	Single				\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931609002000	9455 Wilbrook Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931609005000	9479 Wilbrook Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931610019000	9285 Waterford Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
319-316-10-020-000	9287 Waterford Dr.									\$ 1,800
319-316-09-019-000	9288 Waterford Dr.									\$ 1,800
31931609018000	9290 Waterford Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931610019000	9291 Waterford Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931610018000	9293 Waterford Dr.									\$ 1,800
31931610017000	9295 Waterford Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931610016000	9297 Waterford Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931610015000	9301 Waterford Dr.									\$ 1,800
31931609017000	9302 Waterford Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931610013000	9353 Waterford Dr.									\$ 1,800
31931610012000	9367 Waterford Dr.									\$ 1,800
31931610011000	9387 Waterford Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931610010000	9401 Waterford Dr.									\$ 1,800
31931610009000	9403 Waterford Dr.									\$ 1,800
31931609010000	9422 Waterford Dr.									\$ 1,800
31931610008000	9423 Waterford Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931610007000	9441 Waterford Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931610006000	9457 Waterford Dr.									\$ 1,800
31931610005000	9461 Waterford Dr.									\$ 1,800
31931609008000	9462 Waterford Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931610004000	9463 Waterford Dr.									\$ 1,800
31931609007000	9472 Waterford Dr.									\$ 1,800
31931610003000	9473 Waterford Dr.									\$ 1,800
31931609006000	9482 Waterford Dr.	\$ 1,800.00	Single			\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931610002000	9483 Waterford Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800

Parcel #	Address	Amount	Type	Assess 2016	Assess 2017	Assess 2018	Assess 2019	Assess 2020	Assess 2021	Assess 2022
				Paid TY 2017	TY 2018	Paid TY 2019	TY 2020	TY 2021	Paid TY 2022	Paid TY 2023
31931610001000	9485 Watereford Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931611002000	9541 Fair Oaks Dr.	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611003000	9547 Fair Oaks Dr.	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611004000	9553 Fair Oaks Dr.	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611005000	9559 Fair Oaks Dr.	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611006000	9565 Fair Oaks Dr.	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611007000	9571 Fair Oaks Dr.	\$ 1,200.00	Patio			\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611008000	9577 Fair Oaks Dr.	\$ 1,200.00	Patio			\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611009000	9583 Fair Oaks Dr.	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611010000	9589 Fair Oaks Dr.	\$ 1,200.00	Patio			\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611011000	9595 Fair Oaks Dr.	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611012000	9607 Fair Oaks Dr.	\$ 1,200.00	Patio			\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611013000	9613 Fair Oaks Dr.	\$ 1,200.00	Patio			\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611014000	9619 Fair Oaks Dr.	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611015000	9625 Fair Oaks Dr.	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611016000	9631 Fair Oaks Dr.	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611017000	9637 Fair Oaks Dr.	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611018000	9643 Fair Oaks Dr.	\$ 1,200.00	Patio			\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611019000	9649 Fair Oaks Dr.	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611020000	9655 Fair Oaks Dr.	\$ 1,200.00	Patio			\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611021000	9661 Fair Oaks Dr.	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611022000	9650 Fair Oaks Dr.	\$ 1,200.00	Patio			\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611023000	9636 Fair Oaks Dr.	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611024000	9612 Fair Oaks Dr.	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611025000	9600 Fair Oaks Dr.	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611026000	9596 Fair Oaks Dr.	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611027000	9586 Fair Oaks Dr.	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611028000	9580 Fair Oaks Dr.	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611029000	9558 Fair Oaks Dr.	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611030000	9544 Fair Oaks Dr.	\$ 1,200.00	Patio			\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931612001000	9652 Cordona Loop	\$ 1,200.00	Patio						\$ 1,200	\$ 1,200
31931612002000	9646 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931612003000	9640 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931612005000	9626 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931612006000	9620 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931612007000	9614 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931612008000	9608 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931612009000	9602 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931612010000	9596 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931612011000	9590 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931612012000	9584 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200

<u>Parcel #</u>	<u>Address</u>	<u>Amount</u>	<u>Type</u>	Assess 2016	Assess 2017	Assess 2018	Assess 2019	Assess 2020	Assess 2021	Assess 2022
				Paid TY 2017	TY 2018	Paid TY 2019	TY 2020	TY 2021	Paid TY 2022	Paid TY 2023
31931612013000	9578 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931612014000	9572 Cordona Loop	\$ 1,200.00	Patio			\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931612015000	9558 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931612016000	9552 Cordona Loop	\$ 1,200.00	Patio						\$ 1,200	\$ 1,200
31931612017000	9546 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931612018000	9540 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931613001000	9565 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931613002000	9589 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931613003000	9595 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931613004000	9601 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931613005000	9607 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931613006000	9613 Cordona Loop	\$ 1,200.00	Patio						\$ 1,200	\$ 1,200
31931613007000	9619 Cordona Loop	\$ 1,200.00	Patio						\$ 1,200	\$ 1,200
31931613008000	9633 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
		Total		\$ 30,600	\$ 52,800	\$ 73,800	\$ 123,000	\$ 123,000	\$ 142,200	\$ 205,200



From: Andrew D. White, City Manager
To: Powell City Council
Initiated By: Rosa Ocheltree, Finance Director
Re: Ordinance 2022-23 and 25 –Verona Assessments
Date: August 16, 2022

Summary:

The 2016 sewer assessment and financing agreement between the City of Powell and Verona LLC, provided for the construction and financing of the Public Infrastructure Improvements and established special assessments to the Verona properties for repayment of the cost of improvements. Ordinance 2022-23 and exhibit present an updated list of the properties that received occupancy permits most recently for Council’s review to be forwarded upon approval to the County Auditor in order to begin assessing those whose final occupancy permits have been recently issued.

Ordinance 2022-25 and the exhibit attached thereto also related to the 2016 sewer assessment and financing agreement. Through legislation for assessments for properties that received occupancy permits in 2016, 2017, and 2018, the assessment period was set at 5 years through 10 semi-annual payments. Ordinance 2022-25 adopts a revised assessment schedule such that all properties, including those properties from 2016, 2017, and 2018, are on the same 7 year, 14 semi-annual payment schedule, which is consistent with the sewer assessment and financing agreement.

Legal Review:

The agreement has been in place since 2016. Ordinance 2022-23 is to update the list of assessed properties for the properties that most recently received occupancy permits. And Ordinance 2022-25 updates the assessment schedules for prior properties to be consistent with the 7-year, 14 semi-annual payment schedule outlined in the agreement. The agreement authorizes up to 14 semi-annual payments pursuant to the assessment.

Financial Review:

The Finance Director reviewed the list of properties provided by the city building department and prepared the list of assessments. The assessments will be merged into the 2023 budget.

Recommendation:

Staff recommends approval of Ordinance 2022-23 and Ordinance 2022-25 at the September 6, 2022 meeting.



ORDINANCE 2022-25

AN ORDINANCE DECLARING THE NECESSITY OF, DETERMINING TO PROCEED WITH, AND LEVYING ASSESSMENTS FOR THE PURPOSE OF IMPROVEMENT, CONSTRUCTION, AND RECONSTRUCTION OF THE PUBLIC SEWER MAIN INFRASTRUCTURE ON THE NORTH SIDE OF POWELL ROAD AND ON PROPERTY OWNED BY VERONA LLC AND KNOWN AS THE VERONA SUBDIVISION, PROVIDING A REVISED ASSESSMENT SCHEDULE, AND DECLARING AN EMERGENCY

WHEREAS, the owner of properties (the "Petitioners") known as the Verona subdivision located on the north side of Powell Road in the City of Powell have petitioned the City for the construction of certain public sewer main infrastructure on the north side of Powell Road (the "Project"); and

WHEREAS, in the petition of August 2016, the Petitioners waived various procedural steps in order to expedite construction of the Project and thereby permit placement of assessments on the current tax duplicate; and

WHEREAS, the City entered into the Sewer Assessment and Financing Agreement on November 18, 2016 with Verona LLC providing for the construction of the certain public infrastructure improvement constituting the Project and the financing of such public infrastructure improvement; and

WHEREAS, construction of the certain public infrastructure improvement constituting the Project have been substantially completed in accordance with the Petition; and

WHEREAS, Council has been presented a certificate of final costs prepared by the City's Engineer indicating the final cost of the Project and showing the amount of the final assessments to be levied against the benefited properties; and

WHEREAS, pursuant to Ordinance 2016-36, Council previously determined that it was necessary to proceed with the construction of the Project as requested by the Petitioners, in accordance with plans, specifications, and estimates of cost (the "Plans") heretofore approved by the Engineer to the City, which Plans have been placed on file in the office of the City Clerk and are open for public inspection; and

WHEREAS, pursuant to Ordinance 2016-36, Ordinance 2017-41, Ordinance 2018-35, Ordinance 2019-32, and Ordinance 2021-25 (collectively, the "Prior Ordinances") and the Petition, the cost of the Project in the amount of \$1,208,793.63, shall be assessed, with interest at a rate of three percent (3%) per annum, on the properties as identified in the Petition; and

WHEREAS, in order to provide for sufficient payments of the cost of the Project and to conform the Prior Ordinances with the Sewer Assessment and Financing Agreement, the City has prepared a revised Assessment Schedule on the properties as identified in the Petition attached hereto and marked Exhibit A providing for the collection of special assessments over a period of seven (7) years in semiannual installments as real estate taxes are paid;

City Council
Daniel Swartwout, Mayor
Jon C. Bennehoof Tom Counts Heather Karr Brian Lorenz Frank Bertone Christina Drummond

Verona Sewer Assessment Charge & Collection
7 year maximum per lot

Ord 2022-25 EXHIBIT A

GREEN HIGHLIGHTED ARE REVISED ASSESSMENTS

				Assess 2016	Assess 2017	Assess 2018	Assess 2019	Assess 2020	Assess 2021	Assess 2022
Parcel #	Address	Amount	Type	Paid TY 2017	TY 2018	Paid TY 2019	TY 2020	TY 2021	Paid TY 2022	Paid TY 2023
31931614011000	9218 Advocet Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931614013000	9238 Advocet Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931610024000	9259 Advocet Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931610022000	9279 Advocet Dr.	\$ 1,800.00	Single							\$ 1,800
31931610023000	9269 Advocet Dr.	\$ 1,800.00	Single							\$ 1,800
31931614008000	9166 Advocet Dr.	\$ 1,800.00	Single							\$ 1,800
31931614012000	9228 Advocet Dr.	\$ 1,800.00	Single							\$ 1,800
31931607002000	9468 Wilbrook Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931607003000	9458 Wilbrook Dr.	\$ 1,800.00	Single				\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931607003000	9458 Wilbrook Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931607005000	9438 Wilbrook Dr.	\$ 1,800.00	Single			\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931607006000	9430 Wilbrook Dr.	\$ 1,800.00	Single				\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931607007000	9420 Wilbrook Dr.	\$ 1,800.00	Single				\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931607008000	9404 Wilbrook Dr.	\$ 1,800.00	Single				\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931607009000	9396 Wilbrook Dr.	\$ 1,800.00	Single			\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931607010000	9388 Wilbrook Dr.	\$ 1,800.00	Single			\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931607011000	9380 Wilbrook Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931607012000	9372 Wilbrook Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931607013000	9364 Wilbrook Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931607014000	9356 Wilbrook Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931607015000	9348 Wilbrook Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931607016000	9340 Wilbrook Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931607017000	9332 Wilbrook Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931607018000	9324 Wilbrook Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931607019000	9316 Wilbrook Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931607020000	9256 Baytree Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931608001000	9305 Wilbrook Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931608002000	9315 Wilbrook Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931608003000	9327 Wilbrook Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931608004000	9337 Wilbrook Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931608005000	9351 Wilbrook Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931608006000	9377 Wilbrook Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931608007000	9385 Wilbrook Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931608008000	9393 Wilbrook Dr.	\$ 1,800.00	Single		\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931608009000	9440 Baytree Dr.	\$ 1,800.00	Single		\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931608011000	9439 Wilbrook Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800

		Assess 2016	Assess 2017	Assess 2018	Assess 2019	Assess 2020	Assess 2021	Assess 2022		
Parcel #	Address	Amount	Type	Paid TY 2017	TY 2018	Paid TY 2019	TY 2020	TY 2021	Paid TY 2022	Paid TY 2023
31931608012000	9429 Baytree Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931608013000	9415 Baytree Dr.	\$ 1,800.00	Single				\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931608014000	9401 Baytree Dr.	\$ 1,800.00	Single				\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931608015000	9387 Baytree Dr.	\$ 1,800.00	Single				\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931608016000	9373 Baytree Dr.	\$ 1,800.00	Single			\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931608017000	9359 Baytree Dr.	\$ 1,800.00	Single		\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931608018000	9345 Baytree Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931608020000	9317 Baytree Dr.	\$ 1,800.00	Single				\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931608021000	9303 Baytree Dr.,	\$ 1,800.00	Single				\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931608022000	9289 Baytree Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931608024000	9261 Baytree Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931608025000	9247 Baytree Dr.	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800
31931609001000	9447 Wilbrook Dr.	\$ 1,800.00	Single				\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
31931609002000	9455 Wilbrook Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931609005000	9479 Wilbrook Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931610019000	9285 Waterford Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
319-316-10-020-000	9287 Waterford Dr.									\$ 1,800
319-316-09-019-000	9288 Waterford Dr.									\$ 1,800
31931609018000	9290 Waterford Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931610019000	9291 Waterford Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931610018000	9293 Waterford Dr.									\$ 1,800
31931610017000	9295 Waterford Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931610016000	9297 Waterford Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931610015000	9301 Waterford Dr.									\$ 1,800
31931609017000	9302 Waterford Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931610013000	9353 Waterford Dr.									\$ 1,800
31931610012000	9367 Waterford Dr.									\$ 1,800
31931610011000	9387 Waterford Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931610010000	9401 Waterford Dr.									\$ 1,800
31931610009000	9403 Waterford Dr.									\$ 1,800
31931609010000	9422 Waterford Dr.									\$ 1,800
31931610008000	9423 Waterford Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931610007000	9441 Waterford Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931610006000	9457 Waterford Dr.									\$ 1,800
31931610005000	9461 Waterford Dr.									\$ 1,800
31931609008000	9462 Waterford Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931610004000	9463 Waterford Dr.									\$ 1,800
31931609007000	9472 Waterford Dr.									\$ 1,800
31931610003000	9473 Waterford Dr.									\$ 1,800
31931609006000	9482 Waterford Dr.	\$ 1,800.00	Single			\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800

				Assess 2016	Assess 2017	Assess 2018	Assess 2019	Assess 2020	Assess 2021	Assess 2022
<u>Parcel #</u>	<u>Address</u>	<u>Amount</u>	<u>Type</u>	Paid TY 2017	TY 2018	Paid TY 2019	TY 2020	TY 2021	Paid TY 2022	Paid TY 2023
31931610002000	9483 Waterford Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931610001000	9485 Watereford Dr.	\$ 1,800.00	Single						\$ 1,800	\$ 1,800
31931611002000	9541 Fair Oaks Dr.	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611003000	9547 Fair Oaks Dr.	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611004000	9553 Fair Oaks Dr.	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611005000	9559 Fair Oaks Dr.	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611006000	9565 Fair Oaks Dr.	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611007000	9571 Fair Oaks Dr.	\$ 1,200.00	Patio			\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611008000	9577 Fair Oaks Dr.	\$ 1,200.00	Patio			\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200

				Assess 2016	Assess 2017	Assess 2018	Assess 2019	Assess 2020	Assess 2021	Assess 2022
Parcel #	Address	Amount	Type	Paid TY 2017	TY 2018	Paid TY 2019	TY 2020	TY 2021	Paid TY 2022	Paid TY 2023
31931611009000	9583 Fair Oaks Dr.	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611010000	9589 Fair Oaks Dr.	\$ 1,200.00	Patio			\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611011000	9595 Fair Oaks Dr.	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611012000	9607 Fair Oaks Dr.	\$ 1,200.00	Patio			\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611013000	9613 Fair Oaks Dr.	\$ 1,200.00	Patio			\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611014000	9619 Fair Oaks Dr.	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611015000	9625 Fair Oaks Dr.	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611016000	9631 Fair Oaks Dr.	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611017000	9637 Fair Oaks Dr.	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611018000	9643 Fair Oaks Dr.	\$ 1,200.00	Patio			\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611019000	9649 Fair Oaks Dr.	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611020000	9655 Fair Oaks Dr.	\$ 1,200.00	Patio			\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611021000	9661 Fair Oaks Dr.	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611022000	9650 Fair Oaks Dr.	\$ 1,200.00	Patio			\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611023000	9636 Fair Oaks Dr.	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611024000	9612 Fair Oaks Dr.	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611025000	9600 Fair Oaks Dr.	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611026000	9596 Fair Oaks Dr.	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611027000	9586 Fair Oaks Dr.	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611028000	9580 Fair Oaks Dr.	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611029000	9558 Fair Oaks Dr.	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931611030000	9544 Fair Oaks Dr.	\$ 1,200.00	Patio			\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931612001000	9652 Cordona Loop	\$ 1,200.00	Patio						\$ 1,200	\$ 1,200
31931612002000	9646 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931612003000	9640 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931612005000	9626 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931612006000	9620 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931612007000	9614 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931612008000	9608 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931612009000	9602 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931612010000	9596 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931612011000	9590 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931612012000	9584 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931612013000	9578 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931612014000	9572 Cordona Loop	\$ 1,200.00	Patio			\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931612015000	9558 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931612016000	9552 Cordona Loop	\$ 1,200.00	Patio						\$ 1,200	\$ 1,200
31931612017000	9546 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931612018000	9540 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931613001000	9565 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200

				Assess 2016	Assess 2017	Assess 2018	Assess 2019	Assess 2020	Assess 2021	Assess 2022
<u>Parcel #</u>	<u>Address</u>	<u>Amount</u>	<u>Type</u>	Paid TY 2017	TY 2018	Paid TY 2019	TY 2020	TY 2021	Paid TY 2022	Paid TY 2023
31931613002000	9589 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931613003000	9595 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931613004000	9601 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931613005000	9607 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
31931613006000	9613 Cordona Loop	\$ 1,200.00	Patio						\$ 1,200	\$ 1,200
31931613007000	9619 Cordona Loop	\$ 1,200.00	Patio						\$ 1,200	\$ 1,200
31931613008000	9633 Cordona Loop	\$ 1,200.00	Patio				\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
		Total		\$ 30,600	\$ 52,800	\$ 73,800	\$ 123,000	\$ 123,000	\$ 142,200	\$ 205,200



Upcoming City Meetings August 14 - September 10



Sun	Mon	Tue	Wed	Thu	Fri	Sat
14	15 Playhouse In the Park	16 Operations Committee 6:30 p.m. City Council 7:30 p.m.	17	18	19 Third Friday's On the Green	20
21	22	23 CIC 7:00 p.m.	24	25	26	27
28 Summer Sunday Concert on the Green	29	30	31	1	2	3
4	5 Labor Day Administrative Offices Closed	6 Development Committee 6:30 p.m. City Council 7:30 p.m.	7	8	9	10