

Canal Winchester

*Town Hall
10 North High Street
Canal Winchester, OH 43110*



Meeting Agenda

Monday, June 12, 2017

7:00 PM

Planning and Zoning Commission

*Bill Christensen – Chairman
Michael Vasko – Vice Chairman
Joe Donahue – Secretary
Brad Richey
June Konold
Joe Wildenthaler
Drew Gatliff*

Call To Order

Time In: _____

Declaring A Quorum (Roll Call)

Bill Christensen	Brad Richey	June Konold	Mike Vasko
Joe Wildenthaler	Joe Donahue	Drew Gatliff	

Approval of Minutes

May 8, 2017 Planning and Zoning Commission Meeting Minutes

Motion By: _____ 2nd By: _____ Vote: _____

Public Comment

*Discussion of issues unrelated to agenda items.
Time limit of four minutes per speaker*

Public Oath

Administration of an oath by the Commission Chair to anyone who will speak at the meeting.

Public Hearings

CU-17-003

Property Owner: CASTO Gender Road LLC
Applicant: AutoZone Development LLC
Location: 6348 Gender Road
Request: Conditional Use to Section 1167.03(c) to allow for a Conditional Use Permit for an AutoZone.

Motion to close Public Hearing By: _____

2nd By: _____ Vote: _____

Motion By: _____ 2nd By: _____

Vote: _____

Conditions: _____

VA-17-007

Property Owner: CASTO Gender Road LLC
Applicant: AutoZone Development LLC
Location: 6348 Gender Road
Request: Variance from Section 1199.03(d) to not comply with the 40% glass requirement between the height of two (2) feet and ten (10) feet on the elevation facing the primary street.

Motion By: _____ 2nd By: _____

Vote: _____

Conditions: _____

SDP-17-002

Property Owner: CASTO Gender Road LLC
Applicant: AutoZone Development LLC
Location: 6348 Gender Road
Request: Site Development Plan to redevelop an existing building for an AutoZone.

Motion By: _____ *2nd By:* _____
Vote: _____
Conditions: _____

VA-17-006

Property Owner: Buckrun LLC DBA Village Wines
Applicant: Todd & Rex Weiser
Location: 10 South High Street
Request: Variance from Section 1175.01(g)(7)(F) to allow for a freestanding sign that encroaches the 5' setback requirement and exceeds the size and height requirements.

Motion to close Public Hearing By: _____
2nd By: _____ *Vote:* _____

Motion By: _____ *2nd By:* _____
Vote: _____
Conditions: _____

ZM-17-002

Property Owner: A CPA Tepee LLC
Applicant: Robert Toledo JR
Location: 18 East Columbus Street (Parcel ID 184-000328)
Request: Rezone the property from Old Town Single Family (OT-SF) to Old Town Commercial (OTC).

Motion to close Public Hearing By: _____
2nd By: _____ *Vote:* _____

Motion By: _____ *2nd By:* _____
Vote: _____
Conditions: _____

ZM-17-003 &

PDP-17-002

Property Owner: Damon Pfeifer – Tiger Construction Inc.
Applicant: Grand Communities, Ltd.
Location: 17.47 acres located along High Street and US 33 (PID 184-002764, 184-000748, 184-000749, 184-000739, 184-000738, 184-000747, and 184-001616).
Request: Rezone the property from a combination of Planned Residential District (PRD), Old Town Single Family (OT-SF) and Low Density Residential (R-3) to Planned Unit District (PUD). The Zoning Map Amendment is accompanied with the Preliminary Development Plan PDP-17-002.

Motion to close Public Hearing By: _____

2nd By: _____ *Vote:* _____

Motion By: _____ *2nd By:* _____

Vote: _____

Conditions: _____

CU-17-002

Property Owner: Charlie Stebelton
Applicant: John Damrath – Certified Oil Company
Location: 880 West Walnut Street
Request: Conditional Use to Section 1171.03(h) to allow for a Conditional Use Permit for a Certified Oil Convenience Store and Fueling Station.

Motion to close Public Hearing By: _____

2nd By: _____ *Vote:* _____

Motion By: _____ *2nd By:* _____

Vote: _____

Conditions: _____

SDP-17-003

Property Owner: Charlie Stebelton
Applicant: John Damrath – Certified Oil Company
Location: 880 West Walnut Street
Request: Site Development Plan for a 4,500 sq. ft. Certified Oil Convenience Store and Fueling Station.

Motion By: _____ *2nd By:* _____

Vote: _____

Conditions: _____

ZA-17-004

Applicant: City of Canal Winchester Planning and Zoning Commission
Request: A proposed Zoning Code Amendment to Chapter 1171.03(b)(1) Personal and Consumer Services to exclude gymnasiums and personal or athletic training, and to add 1171.03(g) Hotels and Motels as a Conditional Use.

Motion to close Public Hearing By: _____

2nd By: _____ *Vote:* _____

Motion By: _____ *2nd By:* _____

Vote: _____

Conditions: _____

Old Business

New Business

Adjournment

Motion by: _____ *2nd by:* _____ *Vote:* _____

Time Out: _____