

Canal Winchester

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



Meeting Minutes

Monday, March 12, 2018

7:00 PM

Planning and Zoning Commission

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

Call To Order

Time In: 7:00pm

Declaring A Quorum (Roll Call)

A motion was made by Brad Richey, seconded by Joe Wildenthaler that Mike Vasko be excused. The motion carried by the following vote:

Yes: 6 – Richey, Donahue, Christensen, Caulk, Konold and Wildenthaler

Excused: 1 – Mike Vasko

Approval of Minutes

February 12, 2018 Planning and Zoning Commission Meeting Minutes

A motion was made by Brad Richey, seconded by June Konold, that the February 12, 2018 Minutes be approved. The motion carried by the following vote:

Yes: 5 – Richey, Donahue, Christensen, Caulk and Konold

Abstain: 1 – Wildenthaler

Public CommentPublic OathPublic Hearings**VA-18-002**

Property Owner: John Patrick

Applicant: John Patrick

Location: 251 Cherokee Dr. (PID 184-000975)

Request: Variance to section Chapter 1115.03(10) to waive the public sidewalk requirements with the new single family home being constructed

Mr. Moore presented the application for John Patrick located at 251 Cherokee Drive to the commission. The applicant is requesting a variance from Chapter 1115.03(10) to waive the requirements to construct a public sidewalk with the construction of a new single family home. The subject property is the last remaining lot in the Winchester Manor subdivision. This lot is currently being constructed with a new single family home. The original requirements for the subdivision design/the village construction requirements for single family homes did not require public sidewalk to be constructed within all public right-of-way. The current construction requirements for all new single-family construction within the city has changed. Mr. Patrick is requesting a variance from the requirements of the Zoning Code to allow the last lot within the subdivision to be constructed without a sidewalk along both Cherokee Ct South and Cherokee Drive.

Staff discussed that the public works director was involved in the variance discussion and indicated that there is no intention of constructing a sidewalk

within the development so the last remaining lot having a sidewalk does not make contextual sense. Staff recommends that the variance from the sidewalk requirements in Section 1115.03(10) be approved as presented. Staff believes that the sidewalk requirement for this small portion of Cherokee Drive is not necessary due to its lack of connection as a result of no surrounding residential properties with a sidewalk.

Mr. Christensen opened up the application for public hearing.

A motion was made by Joe Donahue, seconded by Brad Richey to close the public hearing.

This motion carried by the following vote:

Yes: 6 – Richey, Donahue, Christensen, Caulk, Konold and Wildenthaler

A motion was made by Joe Donahue seconded by Mark Caulk that this variance be approved as presented.

This motion carried by the following vote:

Yes: 6 – Richey, Donahue, Christensen, Caulk, Konold and Wildenthaler

Old Business

Mr. Moore indicated that the application for the development of the 79 acres on Lithopolis and Oregon Road is still in the tabled applications section of the agenda.

New Business

Adjournment

Time Out: 7:08pm

A motion was made by Brad Richey, seconded by Joe Wildenthaler, that this Meeting be adjourned. The motion carried by the following vote:

Yes: 6 – Richey, Donahue, Christensen, Caulk, Konold and Wildenthaler

Date

Bill Christensen - Chairman

Joe Donahue - Secretary