

Canal Winchester

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



Meeting Minutes

Monday, August 13, 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)Approval of Minutes

July 9, 2018 Planning and Zoning Commission Meeting Minutes

A motion was made by Joe Wildenthaler, seconded by Joe Donahue, that the July 9, 2018 Minutes be approved. The motion carried by the following vote:

Yes: 7 – Donahue, Christensen, Konold, Vasko, Richey, Wildenthaler and Caulk

Public CommentPublic OathPublic Hearings**VA-18-010**

Property Owner: Canal Winchester Local Schools

Applicant: Schorr Architects, Inc.

Location: 300 Washington Street

Request: Variance to Chapter 1185.05(e) to allow for a portion of an access drive be gravel paving.

Mr. Moore presented the application for Schorr Architects, Inc. for property located at 300 Washington Street. The applicant is requesting approval for a variance to chapter 1185.05(e) to allow for a portion of an emergency access drive be gravel paving, in-lieu of a solid dustless surface. This variance is part of the overall site development plan package for the school expansion project.

Staff discussed the location of the gravel area and noted that the entire access drive is currently gravel. With the expansion the school requests to pave $\frac{3}{4}$ of the access drive and leave the area that is in conflict with the freshman baseball outfield gravel. There are concerns of that portion being asphalt with the field conflict and feels that the gravel would be best.

Staff discussed that the access drive is required by the Fire Department to allow for 360 degree access to the building in case of an emergency scenario. However, the school also uses the access drive for large football game nights and other sporting events where they need the circulation around the building and additional parking on the grass.

Due to the access drive being used more frequently with sporting events rather than just a true emergency access drive staff is recommending that the variance application VA-18-010 be denied as presented.

Mr. Donahue asked staff if the access drive is currently there on site. Staff indicated that the access drive looks as if it was constructed with the 2003 building addition.

Mr. Christensen stated that the aerial shows that the gravel has grass growing through it so it has been there awhile. Staff affirmed and noted that the current loop is used for sporting events.

Staff noted that the plans do show a gate to close off the area but the concern is that it is being used at any capacity outside emergency services.

Mr. Wildenthaler asked if the entire path has to be asphalt or could it be another hard surface. Staff indicated it just needs to be a durable and dustless surface.

Mr. Caulk asked staff if it could be any dustless solid surface agreeable to the city and the school. Staff affirmed and added that another possibility is to add a turf mat over the portion that overlaps the outfield during game days.

Roger McLoney with the school stated that the access drive is used during several large football games and a few other sporting events to help with congestion issues. Other than that it will be gated off to restrict access. The existing road is 304 stone and there is grass growing through it now. The portion being requested to remain gravel is to help athletes not slide across the asphalt surface.

Mr. Wildenthaler asked if the school has looked into any alternative surface other than asphalt and gravel. Mr. McLoney stated they have not been able to come up with one.

Mr. Christensen stated that 304 is not a good pavement for traffic and is used for a base below pavement. It wouldn't last long. Mr. McLoney stated they have this type of access drive at the Elementary School and it works well.

Mr. Christensen asked if this field is a practice field or game field. Mr. McLoney stated it is the freshman game field. It is also used by the rec league during the summer time.

Mr. Richey asked if the games that were described where the access drive is opened up are how it is currently used. The applicant affirmed.

Mr. Richey commented that if the construction crew that is there now has to use the existing route as a haul road it will ruin the route and even if you repave

gravel it in the future it will not hold up. Mr. McLoney stated that construction traffic will not be using the access drive during the project.

Mr. Donahue asked staff if this variance is being requested because the school wants the existing gravel drive to remain. Staff affirmed.

Mr. Christensen opened up the application for a Public Hearing.

A motion was made by Brad Richey, seconded by Joe Wildenthaler to close the Public Hearing.

The motion was carried by the following vote:

Yes: 7 – Donahue, Christensen, Konold, Vasko, Richey, Wildenthaler and Caulk

Mr. Donahue stated that he understands the gravel aspect but can't understand paving any of it at all because it's a temporary road.

Mr. Richey stated that it is a permanent road for a temporary use. However, asphalt may not be the best choice due to the baseball field conflict. Additionally, this gravel drive has been used for years with the same condition.

A motion was made by Joe Donahue, seconded by Joe Wildenthaler that this Variance application be approved as presented.

The motion carried by the following vote:

Yes: 5 - Donahue, Konold, Richey, Wildenthaler and Caulk

No: 2 – Vasko and Christensen

VA-18-011

Property Owner: Canal Winchester Local Schools

Applicant: Schorr Architects, Inc.

Location: 300 Washington Street

Request: Variance to Chapter 1191.02(c)(2) to allow off-street parking trees to be planted outside of the parking area.

Mr. Moore discussed that the applicant changed the landscaping plan after the variance application was filed and they have added more trees along the eastern parking lot which satisfies the code section in which the variance application was for. Staff recommended that the commission make a motion to remove the variance application from the agenda formally.

Mr. Vasko asked if the parking lot has to have islands every 12 spaces. Staff indicated that there is one parking lot island on site now. The rest of the islands are just striped. Mr. Vasko asked if the new parking lot needs landscape islands

to comply with code. Staff indicated that it does not need any islands to comply with code. Only the Commercial overlay requires islands every 12 parking lot spaces. This property is zoned residential and a school is a conditional use in a residential zoning district so the islands are not required. Mr. Vasko stated that the parking code needs to be updated so that all properties with parking lots are required to have landscape islands. Schools and churches should not have an exception to that rule.

Mr. Christensen asked staff if they need a motion to remove the variance request from the agenda. Staff affirmed.

A motion was made by Brad Richey, seconded by Mark Caulk to remove Variance request VA-18-011 from the agenda.

The motion carried by the following vote:

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

No: 1 - Vasko

VA-18-012

Property Owner: Canal Winchester Local Schools

Applicant: Schorr Architects, Inc.

Location: 300 Washington Street

Request: Variance to Chapter 1191.05(a) to allow the required landscaping to be planted over a five (5) year time frame.

Mr. Moore presented the application for Schorr Architects for property located at 300 Washington Street. The applicant is requesting a variance from Chapter 1191.05(a) to allow the required landscaping to be planted over a five (5) year time frame, outside of the 6 month window allowable by code.

Staff discussed that the project requires a total of 65 trees to be planted as part of the project. The code requirements are that all 60 trees need to be planted within 6 months of an occupancy permit. The applicant is seeking to plant 30 trees up front and then do a 5 year planting schedule which will plant 7 trees a year, resulting in all of the required trees to be planted by 2025. Staff shared the site plan with the commission highlighting the 30 trees to be completed with phase 1 of the construction.

Subject to comments from the public and or Planning and Zoning Commission staff recommends that the application VA-18-012 be approved as presented.

Mrs. Konold asked staff to clarify the difference between the previous variance for parking lot trees and the current variance request. Staff indicated that the previous variance request that was removed from the agenda was due to the previous landscape plan not meeting the tree requirement for the parking area.

The rendering in green in the last application showed the have since modified the plans to add more trees to the western parking lot which met the parking standards. This variance is showing all parking lot trees required will be planted with phase 1 of the planting schedule.

Mr. Donahue asked if the total trees being removed is 13 trees. Staff indicated that is what the contractor has informed staff.

Mr. Vasko asked who was going to ensure that the 7 trees per year will be planted. Staff indicated it would have to be coordinated with city administration and school administration. Vasko stated that the burden should be provided by the applicant to provide proof to the city by September 1st each year of the trees that have been planted. Staff indicated if that is a condition of approval by the commission that is fine.

Jim Sotlar, school superintended indicated that he can ensure the commission that all trees will be planted. If necessary he will report to P&Z that the trees are planted. Mr. Vasko stated he wasn't suggesting that they need to tell P&Z Commission that the trees are planted and that it can be coordinated with staff. This would help minimize staff's involvement with this effort. Sometimes these things get lost and forgotten and there is no guarantee that you or current members of staff will be here in seven years.

Mr. Wildenthaler asked if the 5 year planting plan can get accelerated. Mr. Sotlar stated if they can accelerate the planting plan they will.

Mr. Richey discussed that he is concerned that they are at a groundbreaking stage already for the project and they are discussing budget concerns over 30 trees and the project is so tight they cannot find a way to plant 30 trees at once and they need to stretch that out over 5 years. Especially for a 40 million dollar project. Mr. Sotlar stated that the project cost is at 27 million dollars and the goal of this project was not to ask for any more tax payer money and to use what has already been collected in the general fund. With that budget created no landscaping was included.

Mr. Wildenthaler clarified that if a booster comes forward and donates excess money he would like to see that used towards tree planting.

Mr. Christensen opened up the application for the Public Hearing.

A motion was made by Joe Donahue, seconded by Brad Richey that this Public Hearing be closed.

The motion carried by the following vote:

Yes: 7 – Donahue, Christensen, Konold, Vasko, Richey, Wildenthaler and Caulk

A motion was made by Mike Vasko, seconded by Joe Wildenthaler that variance application VA-18-012 be approved with the condition that by December 1st of each year, the school board will report to city staff the tree location planted with the seven (7) year planting plan.

The motion carried by the following vote:

Yes: 4 – Christensen, Wildenthaler, Donahue & Vasko

No: 3 – Richey, Konold & Caulk

VA-18-013

Property Owner: Canal Winchester Local Schools

Applicant: Schorr Architects, Inc.

Location: 300 Washington Street

Request: Variance to Chapter 1195.04(e) to allow for two (2) additional modular class room units on site during construction.

Mr. Moore presented the application for Schorr Architects for property located at 300 Washington Street. The applicant is requesting approval for the school to place two additional modular classroom units on site in the north parking lot adjacent to the existing two units during construction.

Staff shared with the commission the photographs of the existing modular units and compared them to the drawings of the proposed units and noted the similarities. The applicant is requesting this variance approval due to the remodeling of the existing building during construction they will be short classroom space for the current student population. These units are designed to be temporary and will be removed by the end of the additions construction at the end of 2020. Current zoning restriction does not allow the school to construction any additional accessory buildings without a variance to increase the maximum allowable on site.

Staff recommends that Variance application VA-18-013 for the two additional modular classroom units be approved as presented.

Mr. Donahue asked staff if the thought is at the end of 2020 when construction is completed all four modular units will be removed from site. Staff indicated that is what the application shows but the variance cannot be time restrictive. The variance approval would allow for accessory buildings on site at any time.

Mrs. Konold asked if that means the modular units can become permanent. Staff affirmed.

Mr. Caulk asked staff if the modular units are big enough that in the future if they wanted to replace them on site they needed approval from the commission. Staff indicated that each modular unit is greater than the 2,000 sq. ft. maximum for a minor site plan so theoretically they would need to apply again for a new Major Site Plan approval.

Mr. Vasko asked staff to clarify that if the applicant agrees to remove the buildings by a certain date we cannot enforce that. Staff indicated that we cannot enforce the time limit and it would just be the understanding that they will be removed.

Mr. Richey asked if the modular units can be part of the final construction drawings that does not have the modular units on site so the approved construction plans show the modular units will be removed. Mr. Haire indicated the removal of the modular units can be a condition of the site development plan approval but not the variance application.

Mr. Vasko asked if the variance would be approving four accessory buildings on the site at any time. Staff affirmed.

Mrs. Konold asked if the variance can be denied and incorporate the modular units in the site plan application. Staff indicated that variance would need to be approved to allow for multiple accessory structures on site and then the site plan would need a condition that they are removed after construction.

Mr. Vasko asked if there has been any discussion on alternatives. Staff indicated that he has asked the school if the existing modular units can be turned into the four classrooms needed during construction so no more are added. However, they are currently using the two that are on site and cannot convert them for this project.

Mr. Caulk asked if the two existing will also be removed at the end of construction. Staff indicated that the application shows all four will be removed at the end of 2020.

Mrs. Konold asked if they can use the old school space for classrooms. Mr. Wildenthaler stated that they cannot use the old school for classrooms due to an agreement with the Ohio Facilities Commission when the new High School was constructed. To convert the existing building into new classrooms would cost more than building a new middle school.

Mr. Wildenthaler stated that the old school can be used for storage and administrative uses only. This provides a better alternative than using the modular units as storage and they would most likely only be used for classrooms

due to the current restrictions. Possibly based on growth they may even need the modular units again in the future.

Mr. Caulk asked if there is any flex space that is available to be converted to temporary classrooms instead of installing the units. Staff indicated that is a question for the applicant.

Mr. Sotlar indicated that they do not want to keep the modular units on site any longer than they need to. The additions on the building expansion are so that the modular units are not needed at this time.

Mr. Wildenthaler asked the applicant if the gymnasium could qualify as flex space if it was absolutely needed. Mr. Sotlar indicated it is possible but not practical. However, that space is used for the CWJRD for basketball. The learning center also uses it as a gymnasium.

Mr. Richey discussed his concern that back in 2002 the same conversation was probably had where the school discussed the current temporary classrooms would be removed and here they are fifteen years later. In context this is the same application. Mr. Sotlar indicated that the feeling of himself and the school board is that modular units are not attractive and they do not want them any longer than they need them on site.

Mr. Sotlar stated that the additions they are doing on the building should be able to accommodate up to 700 more students at the high school level.

Mr. Donahue asked the applicant to clarify that the existing units are for storage. Mr. Sotlar stated that there are kids in the existing modular units and they are used as classrooms. Donahue clarified that all of the modular units will be used for learning. Mr. Sotlar affirmed.

Mr. Caulk affirmed with the applicant that the modular units are noted on the construction documents to be removed at the end of construction. The applicant affirmed.

Mr. Vasko commented that the main issue is that the school will spend millions of dollars on an addition that looks nice and then park a trailer in the parking lot that looks dilapidated. Mr. Sotlar agreed with Mr. Vasko.

Mr. Richey commented that the trailers sit on top of required parking spaces so to meet zoning compliance for parking the trailers will need to be removed. The applicant affirmed.

Mr. Vasko stated he wants language added to the site plan that the modular units are removed prior to final occupancy permit. Mr. Haire affirmed. Mr. Sotlar stated he supports that condition of approval.

Mr. Christensen opened up the application for public hearing.

A motion was made by Mike Vasko, seconded by Brad Richey that this Public Hearing be closed.

The motion was carried by the following vote:

Yes: 7 – Donahue, Christensen, Konold, Vasko, Richey, Wildenthaler and Caulk

A motion was made by Brad Richey, seconded by Joe Donahue that Variance Application VA-18-013 be approved as presented.

The motion was carried by the following vote:

Yes: 7 – Donahue, Christensen, Konold, Vasko, Richey, Wildenthaler and Caulk

SDP-18-004

Property Owner: Canal Winchester Local Schools

Applicant: Schorr Architects, Inc.

Location: 300 Washington Street

Request: Site Development Plan approval for Canal Winchester Local High School Building Addition's and Site Improvement.

Mr. Moore presented the application for Schorr Architects for property located at 300 Washington Street. The applicant is requesting approval for a Site Development Plan to construct several additions on the existing high school facility and make general site improvements. Staff discussed the existing site conditions with the commission. The request includes three additions onto the building which will result in excess of 41,000 sq. ft. Staff shared a rendition of the existing facility and overlaid the new additions on the building to show placement and scale. The details of each section of the addition were discussed.

Staff indicated with the remodel the parking configuration is being rearranged on site with guest parking in the new east parking lot, teacher parking in the north parking lot and student parking in the south parking lot. The north and the south parking areas will be connected with an emergency access drive around the west end of the building. The south parking lot will also feature a gate to reroute traffic during school pick up hours to try and eliminate stacking that occurs on Washington Street.

Staff shared with the commission the site lighting plan noting the location of all existing light poles and proposed new poles. Staff noted that the only area on site that has excessive spillover is in the north east corner with an existing

parking lot light and the applicant has indicated that they may be able to switch out the wattage to reduce the spill over. The school also plans on installing shields strategically on site to help reduce the glowing orb affect some new led fixtures cause. This is the same on what MacIntosh did on their site due to neighbor concerns.

Staff discussed the proposed landscaping plan noting that a total of 65 new trees will be planted with the project and the applicant plans to plant 30 trees at the end of construction upfront and add 7 additional trees on site for the next 5 years.

Staff shared with the commission a site plan showing the temporary modular units on site.

Color rendering overlays of the new building additions were shared with the commission and staff noted the materials being used on the building are to match the existing.

Staff is recommending that Site Development Plan SDP-18-004 be approved as presented.

Mr. Vasko asked staff if this is the appropriate place to add the condition that the four modular units be removed from site before a final occupancy on the building. Staff affirmed.

Mr. Christensen asked where the library is being relocated to in the building. Mr. Sotlar noted the new media center location on the building.

Mr. Richey asked if the new light fixtures match the existing. Dave Jolliff with Schorr architects indicated that the new fixtures are a modern look but resemble the existing.

Mr. Sotlar indicated that the student routing program looks good on paper but it will probably have to be fine-tuned over the next two years to get it to function properly.

Mr. Wildenthaler commented that the construction plans note the existing sign to be removed and asked if the new sign will match and be in the same location. Staff indicated that the new sign is slightly larger so it will need to meet current setbacks but the LED variance previously approved still applies.

A motion was made by Brad Richey, seconded by Joe Donahue that Site Development Plan SDP-18-004 be approved with the following condition:

1. The four (4) modular units on site be removed prior to the final occupancy permit for the additions.

The motion was carried by the following vote:

Yes: 7 – Donahue, Christensen, Konold, Vasko, Richey, Wildenthaler and Caulk

SDP-18-001

Property Owner: Canal Investment Partners, LLC

Applicant: Wilcox Communities

Location: South-west corner of US 33 and North High Street (PID 184-002764, 184-000748, 184-000749, 184-000739, 184-000738, 184-000747, and 184-001616).

Request: Final Development Plan application for 76 twin single family dwelling units for Turning Stone subdivision.

Mr. Moore presented the Final Development Plan application for Turning Stone PUD which consists of 76 Twin Single Family Dwelling units on 15.75 acres. Staff discussed that the Preliminary Development Plan that was approved by City Council in October 2017 had several conditions to the project as it pertained to the proposed Fischer Homes layout and development text. Since that time Fischer Homes has walked away from the site and Ryan Homes is seeking to develop the site and has modified the layout and product type to match their needs. During a preliminary meeting in May, the Planning and Zoning Commission noted that the changes to the layout and product selection was a minor modification and that the applicant could file for the Final Development Plan.

Staff discussed that the Planned Unit Development consists of a 15.75 acre residential site and a 1.75 acre commercial site. The proposed final development plan application is for the residential portion only at this time. The applicant is proposing 76 twin single family style units on the site. During the Preliminary Plan approval from Council the development was limited to a total of 40% loft units. Ryan homes does not have a loft units available so this is a non-issue.

Staff discussed the site plan with the commission noting the detention pond locations, mailbox location, road configuration and the public park area to be dedicated to the city. The landscape plan proposed matches the existing with mounding between the units and US 33 screening the site. A majority if perimeter trees on the site are shown to remain.

Staff shared with the commission the proposed park plan as submitted by the applicant noting the equipment design proposed along with the general layout and configuration of the site. Staff noted that the playground proposed does not

match the concept images shared with the commission or the previous applicant during the Preliminary Development Plan proposal and the Technical review group has denied the park equipment proposed for the site. Additionally, the specifications for the emergency access drive as required by City Council has not been submitted for technical review by the city prior to Final Development Plan approval.

Staff shared with the commission the six façade designs proposed for Ryan Homes which matches the council ordinance for the subdivision. Staff also discussed that council's ordinance had all the fronts of the units natural material with no vinyl siding and these homes reflect that condition. Staff also shared with the commission a photograph of a constructed unit in another municipality.

The preliminary development plan had minimum lot sizes, setbacks and home square footage. The final development plan proposal meets all of those standards. Staff discussed that council permitted a specific garage door with Fischer Homes so Ryan Homes is proposing a similar garage door to fulfill council's previous request.

Staff recommends that the Final Development Plan FDP-18-001 be tabled so that the applicant can work on the following plan deficiencies:

1. The Emergency Access Drive needs to be designed in coordination with the Final Development Plan approval.
2. The final details of the Park Equipment or fee-in-lieu be determined for the Final Development Plan approval.

Mr. Vasko asked staff what DBH on the landscape plans stood for. Staff indicated it is the diameter of the tree at breast height which is a technical term for tree measurements.

Mr. Wildenthaler asked if the lot separation for home models included diagonal and not just adjacent and across the street. Staff indicated that was discussed with Fischer Homes during Villages at Westchester Section 13 final development plan approval due to them having more home styles to get the lot separation to work. Turning Stone only has 6 elevation styles so you cannot get the diagonal separation to work with the limited models.

Jonathan Wilcox with Wilcox Communities indicated that this project started with Fischer Homes and has since moved to Ryan Homes that has a similar product that fits the zoning for the site. Ryan Homes has solved some of the biggest objections with their product and layout and the Ryan Homes product is

priced higher and are larger than Fischer's previous product. Due to the bigger units the lot count went down from 80 to 76 to fit the site.

Mr. Wilcox asked the commission if they can work through the two outstanding conditions during the engineering process rather than tabling the application at this meeting.

Mr. Christensen asked staff if the two items can be done during the engineering process or if Planning and Zoning needs to review them. Mr. Haire indicated that the challenge is the Council Ordinance is worded that these items will be determined prior to the final development plan approval. The commission noted that they do not have much choice to table the application if the ordinance language requires these items to be approved at the meeting.

Mr. Vasko discussed with this development many mature trees are going to be lost, with the Columbia gas line project a woodland was destroyed for the pipe placement which lost hundreds of trees. The loss of canopy within the city in the last three years has greatly reduced the amount of canopy coverage in the whole city. This specific development will remove 242 trees and only 218 trees have been deemed to be good trees. Several thousand inches of tree diameter are being removed from just this one site for the economic benefit of Ryan Homes. If trees mean anything to the community something will need to be done to protect them or else there will be only small trees that will take decades to replace the current tree coverage.

A motion was made by Mike Vasko, seconded by Brad Richey to table the Final Development Plan application.

The motion was carried by the following vote:

Yes: 7 – Donahue, Christensen, Konold, Vasko, Richey, Wildenthaler and Caulk

Old Business

New Business

Staff introduced Vince Paparella the new Planning and Zoning and Development Intern from Ohio State University. He will be with the department through the rest of the year helping out in between school.

Mr. Haire updated the commission on the Middletown Farms application before Council and noted they had their public hearing last Monday for the first reading. There was a lot of discussion at Council in regards to the type of product proposed and whether it met the community standards for what we would like to see there. Based on that discussion it might come back with some changes but none have been shared with staff at this point.

Mr. Moore also discussed that the Residential Design Standards Committee is in the process of developing a draft document to be reviewed next week and will probably go to Council for a review prior to Planning and Zoning Commission recommendation in September.

Mr. Vasko asked staff questions in regards to a building across the street and the signs that are on the building. Staff indicated that they will take a look at the new signage.

Adjournment

Time Out: 8:46 pm

A motion was made by Mike Vasko, seconded by Joe Donahue, that this Meeting be adjourned. The motion carried by the following vote:

Yes: 7 – Donahue, Christensen, Konold, Vasko, Richey, Wildenthaler and Caulk

Date

Bill Christensen - Chairman

Joe Donahue - Secretary