

Canal Winchester

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



Meeting Minutes

Monday, July 23, 2018

7:00 PM

Landmarks Commission

*Joe Abbott - Chairman
Ronnie Woodrow – Vice Chairman
Roger White - Secretary
David Craycraft
Pete Lynch
Bob Wood II
Jamoya Cox*

Call To Order

Time In: 7:00 pm

Declaring A Quorum (Roll Call)

A motion was made by Member Bob Wood, seconded by Jamoya Cox, that Member Roger White be excused. The motion carried by the following vote:

Yes: 6 – Joe Abbott, David Craycraft, Jamoya Cox, Peter Lynch, Bob Wood II, Ronnie Woodrow

Excused: 1 – Roger White

Approval of Minutes

June 25, 2018 Landmarks Commission Meeting Minutes

A motion was made by Member David Craycraft, seconded by Peter Lynch, that the June 25, 2018 Minutes be approved. The motion passed by the following vote:

Yes: 6 – Joe Abbott, David Craycraft, Jamoya Cox, Peter Lynch, Bob Wood II, Ronnie Woodrow

Pending Applications**CA-18-022**

Property Owner: William Stobart

Applicant: William Stobart

Location: 15 East Columbus Street

Request: 1. Replace the broken down spot with copper penny aluminum.
2. Repair the corner box gutters and cover with 22mil copper.
3. Replace garage door.
4. Replace 1 window on the east rear side of the home.

Mr. Moore presented the application for William Stobart for property located at 15 East Columbus Street. The applicant is requesting approval to do several improvements on the home which consist of the following: replace the down spouts with 3" round copper penny aluminum, wrap the box gutter corners with 22mil copper, replace 1 window on the east rear side of the home and replace the garage doors with a new style.

Staff presented the application to the commission and discussed each item being requested for approval. With the garage replacement the applicant has provided three (3) examples of different garages styles noted in the presentation as style A – C. Staff discussed the three styles with the commission and noted that the applicant requested guidance on which door to install as they are all favorable.

Mr. Craycraft asked the applicant where the new window was being located. Staff shared the location with the commission.

Mr. Abbott asked the applicant if both ends of the gutter boxes are being replaced. The applicant affirmed.

Mr. Craycraft asked if the copper was to be painted or left natural. The applicant indicated to be left natural.

Mr. Wood commented that the natural copper will look nice.

Mr. Abbott commented he likes garage style B with the square windows that match the house.

Mr. Cox discussed the original garage door looks great with the color to match the house trim but likes style A shown here.

The applicant discussed that the white door option was thrown in with the intent of that one being painted to match the trim color.

The commission discussed they like the garage options with the square windows rather than the arch.

Mr. Lynch asked if the applicant had an issue with choosing the option to be painted to match the trim rather than the wood look. The applicant said he did not know how the commission felt about the wood looking door compared to a painted one.

Mr. Woodrow stated he does not have a problem with either faux wood or painted door. The rest of the commission agreed with Mr. Woodrow's statement.

Mr. Craycraft asked if the downspouts are round. The applicant affirmed.

A motion was made by Ronnie Woodrow, seconded by David Craycraft that this Certificate of Appropriateness Application be approved with the condition that the applicant choose between garage style B or C as presented at the meeting.

The motion carried by the following vote:

Yes: 6 – Joe Abbott, David Craycraft, Jamoya Cox, Peter Lynch, Bob Wood II, Ronnie Woodrow

CA-18-023

Property Owner: Ronnie Woodrow
Applicant: Ronnie Woodrow
Location: 67 North High Street
Request: New 4' Cedar Fence

Mr. Moore presented the application for Ronnie Woodrow for property located at 67 North High Street. The applicant is requesting approval to install a new 4 foot cedar privacy fence in the rear yard of the home. Staff shared with the commission photographs of the fence posts in the yard indicating the intended location for the fence and shared a concept photo for the proposed style.

Mr. Lynch commented that the top rail to the fence would probably warp less and last longer if it was upgraded from a 1 inch thick piece of wood to a 2 inch based on previous experience. The applicant confirmed that he will use a 2 inch board based on the recommendation.

Mr. Craycraft commented that the 2 inch board should be chamfered on either side so it moves off water and snow to help it last longer.

The applicant indicated that the alley gets a lot of traffic and any landscaping in the area doesn't make it past the first winter.

Mr. Wood commented the house looks great.

A motion was made by Peter Lynch, seconded by Bob Wood, that this Certificate of Appropriateness be approved as presented.

The motion carried by the following vote:

Yes: 5 – Joe Abbott, David Craycraft, Jamoya Cox, Peter Lynch & Bob Wood II

Abstain: 1 – Ronnie Woodrow

CA-18-024

Property Owner: Ronnie Woodrow
Applicant: Ronnie Woodrow
Location: 60 North High Street
Request: Replacing an existing 2nd story man door with a wood window to match existing on home. Filling in lower portion of door with décor shake siding to match.

Mr. Moore presented the application for Ronnie Woodrow for property located at 60 North High Street. The applicant is requesting approval to replace a second story door overlooking the garage with a new wood window to match the existing. Staff shared photographs of the door with the commission and

noted that the window would be the same size as the others and the lower portion under the window would be filled in to match the rest of the siding.

Mr. Wood asked the applicant what is the purpose of the door. The applicant indicated that there is a small landing on the garage but it is not safe.

Mr. Abbott stated that the door looks like it should not be there.

Mr. Wood stated as a kid he remembers that door being there and could not figure out why.

The applicant stated that the door has a leak in the threshold which is a concern. The new window will be a solid wood true divided light window to match the existing.

The applicant indicated next month he will be back with another application proposing new gutters and all new paint for the cedar shake siding.

A motion was made by Bob Wood, seconded by Jamoya Cox that this Certificate of Appropriateness be approved as presented.

The motion carried by the following vote:

Yes: 5 – Joe Abbott, David Craycraft, Jamoya Cox, Peter Lynch & Bob Wood II

Abstain: 1 – Ronnie Woodrow

CA-18-026

Property Owner: Darci Burk
Applicant: Darci Burk
Location: 126 East Waterloo Street
Request: New 4' Cedar Fence

Mr. Moore presented the application for Darci Burk for property located at 126 East Waterloo Street. The applicant is requesting approval for a new 4 foot cedar picket fence around the rear yard. The applicant is requesting for the fence to be painted or stained white. Staff shared with the commission a location drawing of the proposed fence with the commission.

Mr. Woodrow confirmed the fence location with staff.

Mr. Lynch asked the applicant if the fence was going to die into the garage. The applicant affirmed.

A motion was made by David Craycraft, seconded by Peter Lynch that this Certificate of Appropriateness be approved as presented.

The motion carried by the following vote:

Yes: 6 – Joe Abbott, David Craycraft, Jamoya Cox, Peter Lynch, Bob Wood II, Ronnie Woodrow

Old BusinessNew Business

Mr. Moore discussed that City Council requested a proposed zoning text amendment by the Planning and Zoning Commission be discussed with Landmarks Commission. The amendment will change the Old Town Commercial zoning district to remove the Old Town Multi-family zoning as a permitted use and will create a new Mixed Use zoning category in its place. The intent of this update is to allow for redevelopment that incorporates commercial uses on the first floor of a building and allows multi-family on the upper floors. To make the mixed unit possible, the density cap has been increased from 6 units per acre to 20 units per acre. Staff shared what other mixed use buildings are around town and noted their unit count.

Staff discussed other miscellaneous updates to the chapter which includes modifying permitted uses, non-permitted uses, setting new parking standards and building height limits.

Staff discussed that the driving force behind the update is to help add to the old town business market and provide more alternative housing options to promote a walkable urban community.

Mr. Craycraft asked staff if a convenience store was a prohibited use. Staff indicated that a convenience store was a prohibited use but it is being removed. This would not allow a gas station but would allow a general store.

Mr. Wood asked staff about the status of the gravel parking area. Staff indicated it is still controlled by the land bank.

Mr. Wood asked staff how the city would determine who would develop on the property. Staff indicated the city would determine who would develop as being the property owner.

Mr. Craycraft asked if any redevelopment would have to go to Landmarks for approval. Staff indicated that landmarks would review the plans for architectural compatibility and Planning and Zoning would review the plans for zoning code compliance.

Staff shared renderings with the commission on what a possible mixed use projects could look like.

Mr. Abbott stated that he supports the change and it will help add value to the old town area.

The commission discussed specifics on one of the renderings shared.

Mr. Craycraft asked staff what prompted the change. Staff indicated that the change was a result of the Old Town Plan and ways to get more commercial business locations and more housing options.

Mr. Woodrow asked if the update allowed for carriage houses. Staff indicated that the carriage houses are going to be the next amendment staff planned on reviewing.

Mr. Craycraft stated that he likes the direction the city is going with this and making good development more favorable to a developer is a good thing.

Adjournment

Time Out: 7:45pm

A motion was made by Bob Wood and seconded by Peter Lynch, that this meeting be adjourned.

The motion carried by the following vote:

Yes: 6 – Ronnie Woodrow, David Craycraft, Peter Lynch, Joe Abbott, Jamoya Cox & Bob Wood II.

Date

Joe Abbott, Landmarks Chairman