

Canal Winchester

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



Meeting Minutes

Tuesday, November 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)

A motion was made by Brad Richey, seconded by Mike Vasko that Mark Caulk and June Konold be excused. The motion carried by the following vote:

Yes: 5 – Donahue, Christensen, Vasko, Wildenthaler and Richey

Excused: 2 – Konold & Caulk

Approval of Minutes

October 8, 2018 Planning and Zoning Commission Meeting Minutes

A motion was made by Joe Wildenthaler, seconded by Brad Richey, that the October 8, 2018 Minutes be approved.

The motion carried by the following vote:

Yes: 5 – Donahue, Christensen, Vasko, Wildenthaler and Richey

Public CommentPublic OathPublic Hearings**SDP-18-012**

Property Owner: Winchester Office Park, LLC

Applicant: Deno Duros

Location: 6355 Winchester Blvd (PID 184-003243)

Request: Site Development Plan approval for Phase 3 of Winchester Office Park including a 7,200 sq. ft. office building.

Mr. Moore presented the application for Deno Duros for property located at 6355 Winchester Blvd. The applicant is requesting Site Development Plan Approval for Phase 3 of the Winchester Office Park Complex with a new 7,200 sq. ft. office building. Staff briefly discussed that Phases 1 and 2 are currently under construction and the applicant would like to get started on Phase 3 in the near future. Phases 1 and 2 comprise of two identical 7,000 sq. ft. multi-tenant office buildings that front Winchester Blvd with parking in the rear. Phase 3 is a slightly larger building for a single tenant.

Staff shared with the commission a rendering showing all three phases of the development on the site. Staff noted that with Phase 3, the parking configuration has been altered slightly to bring in additional parking to the east of building number 3. Staff noted that all setbacks are being met with this development and due to the entire frontage of Winchester Blvd being covered with Phases 1 and 2 this building does not need to meet the build-to line as long

as the minimum front setbacks are being met. Staff discussed the site layout and noted that the applicant has provided sidewalk access to Winchester Blvd and access to the outparcel to the rear.

Staff noted that the utility and drainage map is staying primarily the same as when it was first seen in 2017 for the entire office park development. The landscape plan is showing the appropriate number of trees to be planted for the development for the building and parking coverage. Staff noted that they would like to see additional landscape screening for the dumpster enclosure including tall decorative grasses or other appropriate landscape material. The parking lot lighting also meets the requirements for the commercial development standards.

Staff discussed the architecture component for the building and noted the buildings massing and style will be consistent with buildings 1 and 2, with the slight change of less windows on the front elevation of building 3. Staff noted the applicant wanted to keep the same side elevation profiles as well for consistency but has asked that a few of the windows around the side entrances be frosted glass to work with the tenants interior improvements.

Staff is recommending that the Site Development Plan application SDP-18-012 be approved with the following conditions:

1. The building signage be consistent with all future buildings and consist of composite panels that have routed lettering with a minimum 1" relief and frame, to be externally illuminated with discrete wall lighting.
2. Provide additional dumpster screening such as decorative tall grasses or other landscape material as determined by the Technical Review Group.

The applicant Shawn Bogenrife indicated he had nothing to add to staff's presentation.

Mr. Donahue asked the applicant if they are comfortable with staff's recommendations. The applicant affirmed.

A motion was made by Joe Donahue, seconded by Joe Wildenthaler, that Site Development Plan #SDP-18-012 be approved with the following conditions:

- 1. The building signage be consistent with all future buildings and consist of composite panels that have routed lettering with a minimum 1" relief and frame, to be externally illuminated with discrete wall lighting.**
- 2. Provide additional dumpster screening such as decorative tall grasses or other landscape material, as determined by the Technical Review Group.**

The motion carried by the following vote:**Yes: 5** – Donahue, Christensen, Vasko, Wildenthaler and RicheyOld Business

Mr. Moore discussed that in terms of Old Business, City Council has requested that Westport Homes come back to P&Z to discuss Middletown Farms. On the November 5 City Council meeting Westport Homes shared a new presentation with City Council in regards to the architecture component of the subdivision and Council would like P&Z Commission's feedback on that presentation. Council is ultimately after if the presentation will modify the recommendation for the Middletown Farms Subdivision that was made during the October hearing. Staff turned the PowerPoint over to Jack Mautino with Westport Homes for his presentation.

Mr. Mautino passed out a paper copy of the presentation to the commission members for their review.

Mr. Mautino reviewed the October 8 P&Z Recommendation for approval with conditions. Those two conditions consisting of lot coverage maximum at 30% and the second condition was about the front load garage setback requirement of 4 feet behind the livable area of the home. The applicant discussed that they had made a presentation to Council on November 5, sharing some real world examples of garages flush with front porches or just behind the front porches in some high-end communities in and around Central Ohio. These communities being shared are in Riviera in Dublin in which are constructed by MI Homes. Additionally Virginia Homes and Bob Web Home examples will be shown. The Villages in Central College in Westerville will be shown along with the Meadows at Mill Creek. Council had asked that this same presentation be made to P&Z. Mr. Mautino added that there will be supplementary floor plan's added to the presentation, in which Council has not seen.

Mr. Mautino discussed that Westport Homes is in agreement to meet the 30% lot coverage maximum as requested by P&Z in October. The development text will be revised accordingly. Additional changes have included staggering lot lines. Westport will also continue to abide by the 20% side load garage requirement.

Mr. Mautino discussed the first few slides of his presentation which show an artist's rendering, representing what Middletown Farms would look like. The renderings show the garage orientation as proposed, along with the four-sided architecture requirement being met. Mr. Mautino discussed the various materials per unit and the location of said materials.

Mr. Mautino presented photos of the Meadows at Millcreek community located in Delaware County. Westport Homes constructed these homes. The intention of these photos are to show the intermix of product along with the location of the garages and garage doors themselves.

Mr. Vasko asked the applicant if the Meadows at Millcreek reflect the side yard setbacks proposed for Middletown Farms. Mr. Mautino stated that Millcreek has larger setbacks of 12 feet while Middletown is proposing 8 feet and 12 feet, with a total of 20 feet per lot. The minimum lot size for Millcreek is 90 feet, while Middletown Farms is proposing a minimum of 75 feet and a max of 85 feet.

Mr. Mautino shared more photographs of Meadows at Millcreek noting that they are proposing the front porch will always be even or in front of the garage, noting that a side loaded garage home on the far right of the image shows a three-car garage, where in Middletown Farms it would be altered so the front porch is even with or in front of that specific style home.

Mr. Mautino provided photographs of MI Homes product in the Riviera Community of Dublin, in addition to various Virginia Homes and Bob Web Homes. The examples shown have the front porch on each house even with or in front of the garage element, four-sided architecture, along with other various elements that would reflect Middletown Farms.

Mr. Mautino presented photographs of MI Homes in Villages at Central Crossing in Westerville. This community has much tighter side yards with an average sales price at \$450,000. Similar detail with garage doors and porches will be provided in Middletown Farms.

Mr. Mautino discussed that one of the Council members wanted to understand how the floor plan would be affected if the garage was moved to be in compliance. Several examples are being provided and the applicant discussed them with the commission.

Mr. Donahue asked the applicant what they are ultimately proposing. The applicant stated that they are asking to build the homes presented this evening which would allow the garage to be located on the same plane as the front porch or behind the front porch. The examples this evening show this standard. The garage will be located no more forward than the front porch.

Mr. Donahue asked how many home models would meet the front load garage 4 foot setback. Mr. Mautino stated they have 1 home model that could meet that standard.

Mr. Donahue asked if they are willing to meet the 30% lot coverage. The applicant affirmed.

Mr. Mautino continued with the two additional floor plan examples showing what pushing the garage back would do to the interior design to the home.

Mr. Mautino stated that people live in their homes today. What Westport Homes would like to do is show what current homes being built look like.

Mr. Donahue asked staff if the application is coming back on the December Agenda. Staff indicated that P&Z can determine this evening if they would like to keep the same two recommendations for approval as determined during the October P&Z meeting, or if they would like to amend those conditions moving forward based on the presentation.

Mr. Donahue asked staff if they need a new public hearing for that process. Law Director Mr. Hollins indicated that the application is currently undergoing its second reading at City Council in which it was tabled. Most Likely it will come off the table on the November 19 Council meeting in which the third reading will happen on December 3. During the reading process, Council was interested in P&Z hearing Mr. Mautino's presentation and request. In other words, he was making the request to modify one of your conditions based on the garage orientation at City Council and Council found it fair that you had the opportunity to review that portion of the application.

Mr. Vasko asked Mr. Hollins if they can amend the recommendation if the same P&Z members are not present. Mr. Hollins stated that P&Z is a continuing body so they can vote on it.

Mr. Vasko commented that the applicant is seeking approval for only 1 modification because the applicant has agreed to meeting the 30% lot coverage maximum. The only item being discussed is revising the 4 foot garage setback requirement. Mr. Hollins affirmed they are agreeing to previous condition number 1.

Mr. Mautino stated that the amendment would be the garage can be even with or behind the front porch.

Mr. Vasko asked if this would be a variance. Mr. Hollins stated it is a modification from the development standards because it is a planned district.

Mr. Moore clarified that the applicant is requesting the October 8 conditions of approval be modified.

Mr. Donahue reviewed the October 8 recommendation for approval and noted that if the members present are in agreeance they would revise the October 8 conditions and revote. Mr. Hollins affirmed.

Mr. Donahue asked the applicant with the proposed floor plans look like compared to base code requirements. Mr. Wildenthaler stated if he understood correctly, our code requires the garage to be 4 feet behind the front livable area and Westport is asking for the garage to be even with the home or up to 4 feet in front of the most livable area with a front porch even with the garage. The applicant affirmed that the front porch will either be even with the garage or extend further than the garage.

Mr. Hollins asked the applicant to clarify that the garage would be no more than 4 feet in front of the rest of the home. The applicant stated that was not specifically discussed but does not see a concern with that.

Mr. Vasko stated that he thought the applicant was showing how they would modify the homes to be in compliant with the previous recommendation. Mr. Mautino discussed a specific side loaded garage and noted it would be in compliance simply because it is a side load garage. Any front load garage will be no further forward than the front plane of the porch.

Mr. Hollins commented Council discussed deeper porches, that was the need for the clarification. Mr. Mautino noted that previously they had asked for the garage to be allowed to be 4 feet in front of the porch. This has been a concession or negotiation to bring it back to the porch. As to the depth, Westport has committed to a minimum 100 sq. ft. for every porch. With that 100 sq. ft. the porches will be a minimum of 5 feet in depth. Council requested that the porch be a minimum of 7 feet in depth. The issue with a 7 foot deep porch would be having an appropriate roof pitch. Keeping a 4:12 roof pitch would require the windows of the porch to be smaller.

Mr. Donahue noted that what was presented is something that he could live with.

Mr. Wildenthaler noted that he pushed for the 30% lot coverage but Mrs. Konold was the one who brought up the front load garage needed to meet the city standards. Without her presence to vote her opinion he felt a little weary to make a decision. Mr. Haire noted that Mrs. Konold has resigned from the Planning and Zoning Commission and will not be joining us in the future.

Mr. Vasko commented that these designs are far more attractive than the current product being built with the garage far out in front of the home. There is

not any specific problem with the garage front plane being no forward than the front plane of the porch.

Mr. Donahue asked staff if they need to make a modification from the original recommendation. Staff affirmed.

Mr. Donahue made a motion to amend PDP-17-003 with the condition that the development text be modified to allow a garage to be no closer to the front of the home than the front porch, and to remove the 30% lot coverage recommendation as the applicant is agreeable to keep the max lot coverage at 30%.

Mr. Hollins asked the applicant if they would amend the development text to show a max 30% lot coverage before the next council meeting. The applicant affirmed.

Mr. Moore asked Mr. Hollins if it would be easier to have the modified recommendation from P&Z to read approved as presented, as the applicant stated they would meet the 30% lot coverage and the development text already indicates the garage would be flush or behind the front porch. Mr. Haire noted that the development text for the subdivision already notes this, just the October recommendation from P&Z did not recommend that deviation be approved previously.

Mr. Hollins noted that makes sense.

Mr. Vasko noted that the amendment this evening will simply be to amend the October 8 recommendation to be approved as presented during the November 12 meeting.

Mr. Hollins affirmed that this is of record and in the record, the applicant affirmed to the conditions as presented.

Mr. Wildenthaler made a second on that amendment.

The motion was amended by the following vote:

Yes: 5 – Donahue, Christensen, Vasko, Wildenthaler and Richey

New Business

Mr. Haire noted that Mrs. Konold has resigned from Planning and Zoning so staff is looking for a new member to take her seat. If there are any

recommendations send them over so the Mayor can consider the seat position prior to the new year.

Mr. Haire also noted that there are 3 vacancies for Landmarks Commission if anyone knows interested residents.

Mr. Moore updated the commission on current ground breakings and ribbon cuttings including Wal-Mart, Hampton Inn, and the Winchester Office Park.

Mr. Vasko asked staff on the timeline for the hotel. Mr. Haire indicated an open date of January 2020.

Mr. Moore updated the commission that the Zoning Code updates for the Landscape Code and the Residential Appearance Standards will be on first reading on December 3rd at City Council. Additionally, the rezoning for the Casto property behind Home Depot will have its rezoning application on December 3rd.

The Street Tree Advisory Board hear the Landscape Code update on September 30th and there were no major concerns.

Adjournment

Time Out: 7:46 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: 5 – Donahue, Christensen, Vasko, Wildenthaler and Richey

Date

Bill Christensen - Chairman

Joe Donahue - Secretary