

Canal Winchester

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



Meeting Minutes

Monday, February 25, 2019

6:00 PM

Planning and Zoning Commission

*Bill Christensen - Chairman
Michael Vasko - Vice Chairman
Joe Donahue - Secretary
Brad Richey
Joe Wildenthaler
Mark Caulk*

Call To Order

Time In: 6:02pm

Declaring A Quorum (Roll Call)

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

Yes: 4 – Donahue, Christensen, Wildenthaler and Caulk

Excused: 2 – Richey and Vasko

Approval of Minutes

December 10, 2018 Planning and Zoning Commission Meeting Minutes

A motion was made by Joe Wildenthaler, seconded by Mark Caulk, that the December 10, 2018 Minutes be approved.

The motion carried by the following vote:

Yes: 4 – Donahue, Christensen, Wildenthaler and Caulk

**Member Brad Richey joined the commission at 6:03pm.*

Executive Session

The Commission made a motion to adjourn for Executive Session.

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

Time Out: 6:03pm

Time In: 6:04pm

Election of Officers 2019

A motion was made by Brad Richey, seconded by Joe Wildenthaler to appoint Bill Christensen as Chairman. The motion carried by the following vote:

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

A motion was made by Brad Richey, seconded by Mark Caulk to appoint Mike Vasko as Vice-Chairman. The motion carried by the following vote:

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

A motion was made by Brad Richey, seconded by Joe Wildenthaler to appoint Joe Donahue as Secretary. The motion carried by the following vote:

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

Public Hearings

**Member Mike Vasko joined the commission at 6:08pm.*

ZM-19-001

Property Owner: Alspach Willis M TR

Applicant: City of Canal Winchester

Location: 110.244 acres of property on the south-east corner of Bixby Road and Rager Road (Parcel ID: 181-000159, 181-000026, 184-000828, 184-000879 and 184-000954)

Request: Property be rezoned from a combination of Exceptional Use (EU), Limited Manufacturing (LM) and General Commercial (GC) to entirely Limited Manufacturing (LM).

Mr. Haire presented the application for the 110.244 acres of property located on the southeast corner of Bixby Road and Rager Road. The request is to rezone the property from its existing zoning which is a combination of Limited Manufacturing, General Commercial and the portion within Madison Township as Rural to the entire site as Limited Manufacturing for future industrial development. Surrounding zoning districts of the subject property include a Rural zoning in Madison Township to the north and west. To the east in the City of Columbus the zoning ranges from Multi-Family Residential, Limited Manufacturing and Planned Commercial district.

Staff discussed that the City has filed an annexation application on behalf of the property owners for the 88.66 acres currently in Madison Township. The annexation went before the county commissioners on January 29th and has recommended approval. The annexation process is currently in a mandatory waiting period before City Council can discuss and make a recommendation on it, though it is anticipated to be on the April 4 meeting. The timing of this application can allow the parcel to be rezoned to LM as soon as it is annexed into the city.

The proposed rezoning for the entire site is Limited Manufacturing. The idea is for the City to expand industrial owned property as the existing industrial park in Canal Pointe only has 11 acres left in three separate parcels that is controlled by the City, after Nifco purchasing the south end of Robinette Way in 2018. The city is evaluating what properties make sense to acquire and rezone for manufacturing purposes.

The subject site would not create any serious traffic issues for the City of Canal Winchester as traffic will most likely come off US 33 and go north to Winchester Pike. The County has recently done a major improvement to Winchester Pike and Brice Road relocating an intersection so the road has already been upgraded in that intersection for an increase in capacity.

Mr. Haire discussed that this site has a number of environmental constraints including overhead electric easements, high pressure gas line easements, and 100 year floodplain on approximately half of the site. This leaves about 54 acres of immediately developable property. The floodplain does however, create a

natural buffer on the property adjacent to surrounding property owners, with exceptions to the four residential homes on the north end of the site. As part of the annexation agreement there will be a 50 foot landscape buffer in the front yards adjacent to incompatible land uses. This is something that the state of Ohio requires and in our City Code.

Mr. Vasko asked staff what the zoning is for the property in Columbus to the east. Mr. Haire indicated it is a mixture of multi-family, planned commercial and limited manufacturing. Mr. Haire further explained that the property to the east used to be in Canal Winchester but it was de-annexed and went to the City of Columbus in the early 1990's and was never developed.

Mr. Haire indicated in 2018 the City of Columbus completed the South East Area Land Use Plan and it included the subject property although not within the City of Columbus Limits. That plan called for this site as an employment center, which boils down to either industrial or commercial development and uses that create a large number of jobs.

Mr. Haire noted the special flood hazard areas on a map for the commission and noted that with the most recent online map FEMA as provided there is a discrepancy on what the actual base flood elevation is and that discrepancy is significant enough that the Canal Winchester has asked for clarification from FEMA.

Mr. Caulk asked staff how old is the FEMA map. Staff indicated it was last published in 2008 but the data appears to be original from the late 1970's.

Mr. Haire shared a graphic that shows a potential utility plan for the site. This plan would involve extending a 12 inch and 8 inch sanitary sewer line from Jeff Wylers site to the east towards the property along US 33 and up Rager Road. The water improvements would come from the same direction as well with a 12 inch line. Alternatively, staff is discussing having the City of Columbus provide utilities as they have a 30 inch water line along Bixby Road and a 36 inch sanitary line along Bixby Road.

With the current proposal, there is no plan to annex any right-of-way of Bixby Road or Rager Road and they will both stay with Madison Township. Madison Township will review any future traffic access with a traffic study. Rager Road is currently in poor shape and is not designed to have any traffic on it so it is most likely there will be no access points to the subject site from Rager Road unless it is improved.

The proposed used as a limited manufacturing site will have a positive impact on the City of Canal Winchester. The City of Canal Winchester has taken an active role in ensuring that we have adequate land within the community for future industrial development and can create a significant income tax generation. The site is being marketed for development and after the last council meeting the site is under contract from a developer that is looking to

purchase the property from the city already. They anticipate two large industrial buildings with a total of 760,000 sq. ft. This site is being anticipated as warehouse but there is still a due diligence period to evaluate the property. Staff recommends that the request for the site rezoning to LM be approved as presented.

Mr. Caulk asked staff who the electric supplier is for the site. Staff indicate the electric is supplied by AEP Power. This is the only site in CW that will have service from AEP. Mr. Caulk asked if staff knew the voltage passing through.

Mr. Caulk asked staff to verify the Columbus Utility sizes. Staff noted the water is a 30 inch and the sanitary is a 36 inch. Mr. Richey noted that is if it is Columbus Utilities and it would be different if it was Canal Winchester Utilities. Staff affirmed.

Mr. Caulk asked if there is an AEP substation in the area. Staff indicated there is not the closest would be in Groveport on Hamilton Road or the one up north on Brice Road.

Mr. Donahue asked staff why the city is interested in purchasing the property. Mr. Hair explained that the city wants to encourage industrial development. This parcel is within the Canal Winchester School District and adjacent to the City of Columbus. If Columbus were to annex it we would lose control of what happens on the property and it would most likely be a multi-family site due to the proximity of other similar projects in Columbus. This site could fit over 700 apartments. Mr. Vasko commented that under Columbus zoning it would be 15-16 to the acre. Mr. Haire affirmed noting that is up to 1,600 units on the property.

Mr. Hair continued to say that there is a ton of industrial demand in the Columbus market right now.

Mr. Vasko noted that the industrial use could weed out future residential growth in the area by Columbus.

Mr. Donahue asked who controls the property around the subject site. Mr. Haire noted the farms to the west and south are Madison Township currently and the property to the east and north is the City of Columbus.

Mr. Donahue asked how far Wyler's property goes. Mr. Haire indicated that entire EU zoning district is Wyler's property.

Mr. Donahue asked if we have interest in the intersection of Winchester Pike and Gender Road. Mr. Hair indicated it is in Columbus Corporate boundaries and owned by Damon Pfeifer. Mr. Moore explained to Donahue that the Winchester Pike and Gender intersection was in Canal Winchester Corp. Limits at one time but it was de-annexed from Canal and was immediately annexed into the City of Columbus because we had no ability to serve it with utilities at the time.

Mr. Donahue asked if we would look at any future traffic study. Mr. Haire stated that the traffic study would go to the Franklin County Engineer for review as it is still their roadway.

Mr. Haire noted that in the future more property and potentially right-of-way could be annexed but at this time we are looking just at the parcel.

Mr. Donahue asked if there was any feedback from adjacent property owners to the north. Mr. Haire noted he has talked to three out of the four property owners.

Mr. Wildenthaler asked staff to confirm at this time those residential properties are not being annexed. Mr. Haire affirmed and noted they have all been offered to be included in the annexation prior to it being filed. Nobody wanted to be in the city then but now two property owners are interested now.

Mr. Donahue confirmed that this would be a recommendation to City Council to rezone the property to Limited Manufacturing so that the City can finalize their sale. Mr. Hair affirmed noting the goal is to purchase the property in early June.

Mr. Donahue asked how many acres are available in Canal Pointe. Mr. Haire affirmed there are 11 acres on three different parcels available.

Mr. Donahue asked if there are other sites in mind for future industrial development. Staff affirmed.

Mr. Moore noted that if the City of Canal Winchester owned the property prior to it being annexed it would have to be either Limited Manufacturing or General Commercial as that is what code requires for city owned land.

Mr. Vasko noted that he is supportive of the future development but he hopes that if the City of Columbus utilities are being used it is not at a cost to Canal Winchester.

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

A motion was made by Mike Vasko, seconded by Brad Richey to close the Public Hearing.

The motion was carried by the following vote:

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

A motion was made by Mike Vasko, seconded by Joe Wildenthaler that this Zoning Map Amendment be recommended to City Council for approval.

The motion carried by the following vote:

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

Old Business

Mr. Moore noted to the commission that the Residential Appearance Standards Chapter 1198 and the updated Landscape and Screening Code 1191 have been approved and adopted by City Council.

New Business

Mr. Vasko noted some code enforcement issues around town for staff to take a look at.

Adjournment

Time Out: 6:33 pm

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

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

Date

Bill Christensen - Chairman

Joe Donahue - Secretary