

Canal Winchester

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



Meeting Minutes

Monday, March 11, 2019

7:00 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: 7:00pm

Declaring A Quorum (Roll Call)

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

Yes: 4 – Donahue, Christensen, Vasko & Richey

Excused: 2 – Wildenthaler and Caulk

Approval of Minutes

February 11, 2018 Planning and Zoning Commission Meeting Minutes

A motion was made by Brad Richey, seconded by Mike Vasko, that the February 11, 2019 Minutes be approved.

The motion carried by the following vote:

Yes: 4 – Donahue, Christensen, Vasko & Richey

February 25, 2018 Planning and Zoning Commission Meeting Minutes

A motion was made by Brad Richey, seconded by Mike Vasko, that the February 25, 2019 Minutes be approved.

The motion carried by the following vote:

Yes: 4 – Donahue, Christensen, Vasko & Richey

Public Hearings**VA-19-002**

Property Owner: Winchester Ridge One LLC

Applicant: Brian Maxwell

Location: Winchester Ridge Apartments (PID 042-0388721)

Request: Variance to Chapter 1189.06(c) to allow for a sign in a residential district to be internally illuminated.

Mr. Moore presented the application for Brian Maxwell for property located at Parcel ID: 042-0388721, also known as the Winchester Ridge Apartment Community. The applicant is requesting a variance from Chapter 1189.06(c) of the sign code to allow for an internally illuminated monument sign at the entrance on Diley Road. The requested sign is 24 square feet and will require a reconfiguration of the site landscaping and fencing around Diley Road. As part of the proposal all of the fencing parallel to Diley Road will be removed and the sign will become dual sided so it can be viewed from both directions on Diley Road. The applicant has not provided any information on replacing the landscaping around the sign base.

The CEDA Land Use Committee reviewed the variance application on March 6 and recommends that the variance application be denied as presented. With the current proposal the applicant plans on modifying the fencing and landscaping on the Diley Road frontage, thus removing an aesthetic element to the most visible portion of the property. Additionally, there are concerns with the sign base being constructed with a “foam” like stone base and in turn causing the sign to be elevated unnaturally above grade.

CEDA also is concerned about permitting a residential development the right for an internally illuminated sign when this corridor has plans for residential housing filling in the area from Diley Road to Hill Road with the approved Green Gate Development Planned Residential District. Additionally, Winchester Ridge has an additional three monument signs approved for the Green Gate Development.

Staff discussed that the applicant has a current sign that is in compliance with zoning standards and is not restricted or prohibited to modify the proposed new sign to stay in compliance utilizing the existing external ground lighting, and that variance application VA-19-002 be denied as presented.

Mr. Maxwell provided additional handouts to the commission to try help answer some of the staff report responses and CEDA recommendation.

Mr. Maxwell discussed Redwood Homes in a general sense and noted that they want this particular sign to enhance the neighborhood. These signs are approximately \$22,000 and are pre-manufactured and delivered and installed on site. The signs are all aluminum construction that sits on a HDU base with internal lighting via LED bulbs. The HDU base resembles stone and is a low maintenance product that is long lasting in quality and color.

The applicant shared a proposed landscape plan for the new sign and discussed that the fence along Diley Road is going to be removed to make the sign more visible, further discussing the landscape plan is around \$10,000.

Mr. Maxwell shared a sign that exists on a site in Grove City that is much like the Canal Winchester property noting the style and intent with the signage. The applicant continued by sharing a graphic noting all four of the signage locations at Winchester Ridge and stated the Diley Road entry is the only one they would be requesting to be internally illuminated and the others would be smaller 12 square foot non-internally illuminated signs.

Mr. Maxwell commented that LED light technology is aesthetically pleasing and turned on a sample channel letter for the commission to view, commenting it is 6,500 lumens. If the commission feels the light is too bright they can install a

dimmer switch. Additionally, the sign can be installed flush with the ground if the 5 inch gap is a concern.

Mr. Donahue asked how big the existing sign is. The applicant indicated it looks to be around 32 square feet.

Mr. Donahue asked the applicant to clarify the changes to the fencing and landscaping. The applicant indicated that when looking at the existing site conditions, all of the fencing to the right will be removed. If the fencing was to remain, it would block the sign when traveling north.

Mr. Richey commented that the applicant stated the only internally illuminated sign is planned on Diley Road but the information just passed out shows an internally illuminated sign on Busey Road. The applicant discussed that with that sign being located across from a neighborhood it would not be internally illuminated.

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

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

The motion carried by the following vote:

Yes: 4 – Donahue, Christensen, Vasko & Richey

Mr. Donahue discussed that the new sign code restricts internally illuminated signs in residential districts and asked if any existing residential district had an internally illuminated sign. Staff indicated that all residential subdivisions have externally illuminated signage.

Staff further explained that the new code further indicates that signs that face non-residential property needs to be externally illuminated as well.

Mr. Donahue discussed that the only sign that is intended to be internally illuminated is the Diley Road entry and either side of the subject property is a non-residential zoning. Staff affirmed that only the subject property is zoned for residential.

A motion was made by Joe Donahue, seconded by Mike Vasko that Variance Application VA-19-002 be approved as presented.

The motion failed by the following vote:

Yes: 1 – Donahue

No: 3 – Christensen, Vasko & Richey

VA-19-003

Property Owner: Linda Hoff & Kenneth Hoff

Applicant: Robert Hayes

Location: 7536 Lithopolis Road (PID 184-001024)

Request: Variance to Chapter 80.59.05(e)(5) of the 1990 Zoning Code to allow for a freestanding sign to be closer to the right-of-way than fifteen (15) feet.

Mr. Moore presented the application for Robert Hayes for property located at 7536 Lithopolis Road. The applicant is requesting a variance from Chapter 80.59.05(e)(5) of the 1990 Zoning Code to allow for a freestanding sign to be closer to the right-of-way than fifteen (15) feet. Staff discussed that the sign is part of the Villages at Westchester subdivision and the applicant is seeking a variance for the sign location. Grand Communities has obtained a 15 foot easement on an adjacent property for a sanitary sewer line to be installed and for future signage. Due to the Villages at Westchester PUD being over 25 years old it is subject to the 1990 zoning code which requires for free standing signs to be a minimum 15 feet away from the right-of-way line. With the easement configuration and sanitary sewer being installed the applicant can only get the sign to be 5 feet away from the right-of-way line. Staff further noted that the right-of-way line is in excess of 35 feet away from the edge of pavement with additional right-of-way being acquired for the project.

Staff discussed that the proposal does meet current 2019 sign code regulations for setback. Further elaborating that the only section of the current code it does not meet is aesthetics cause the sign is suspended between two stone piers and is not solid with the ground.

The applicant has shown that the sign can meet the majority of the regulations of the current sign code, other than design for consistency reason. Without the variance approval, the applicant would have to place the subdivision sign more than 240 feet away from Lithopolis Road in the closest reserve area where it would not be visible from Lithopolis Road. Staff recommends variance application #VA-19-003 be approved as presented.

Mr. Vasko asked staff to clarify the right-of-way width. Staff indicated that the edge of pavement of Lithopolis Road to the existing right-of-way is about 20 feet and future right-of-way line will be in excess of 30 feet. Mr. Haire indicated that the Walnut Brook Estates Subdivision was supposed to dedicate that additional right-of-way in 1968 but the roads were never accepted so the right-of-way remained in control of the developer. Now that they are platting Section 13 of Villages at Westchester we are getting that additional right-of-way.

Mr. Christensen asked about the potential widening of Lithopolis Road. Mr. Haire indicated there are no current plans for the entire road to be widened.

With the proposed subdivision to the south we have investigated a turn lane on Lithopolis into Hayes Road.

Mr. Christensen asked what the speed limit is on Lithopolis Road. Mr. Haire indicated the sections of roadway that are in Canal Winchester Corporate Limits is 35mph and the area unincorporated is 55mph. Christensen asked if the middle school is within the corporate limits. Staff indicated it is not.

Mr. Hayes representing Fischer Homes stated he is available to answer any questions.

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

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

The motion carried by the following vote:

Yes: 4 – Donahue, Christensen, Vasko & Richey

A motion was made by Joe Donahue, seconded by Mike Vasko that Variance Application VA-19-003 be approved as presented.

The motion carried by the following vote:

Yes: 4 – Donahue, Christensen, Vasko & Richey

FDP-19-001

Property Owner: Rockford Homes Inc

Applicant: Rockford Homes Inc

Location: 9.0 acres of property on the south side of Groveport Road, east of Thrush Drive (PID 184-002267).

Request: Final Development Plan for the 48 unit, Three Fountains Condominium Development.

Mr. Moore presented the application for Rockford Homes for 9 acres of property located at Parcel ID 184-002267. The applicant is requesting approval for a Final Development Plan for the Three Fountains condominium development that contains 48 units. The development is within the Village at Westchester PUD.

Staff gave an intro to the site and provided the commission with a brief overview of the sites history including the multiple plans for the property in the past decade. The City Law Director indicated that the settlement agreement adopted by Ordinance No. 18-049 is an agreement between and among the parties related to the subject matter in the ordinance. Items not covered by the

settlement agreement revert to the appropriate PUD development text or zoning code section that applies.

Staff discussed that the proposed development meets the required building setbacks, maximum height, building and unit sizes required by the applicable zoning and development text. The site has access from Groveport Road and Cormorant Drive and will have all private streets. Staff discussed that the development plan shows a sidewalk along both Cormorant and Groveport Road but there is no connection along Groveport Road into the site. Staff is going to recommend that the public and private sidewalks connect together to complete the system.

An existing sanitary sewer main is accessible for the project from Cormorant Drive and water mains are accessible from both Groveport Road and Cormorant Drive. The applicant is showing to loop the water main through the development connecting Groveport Road and Cormorant Drive together. After a discussion with the applicant this was in error as the development will have a master meter water system so the water line will not be looped. The final location will be determined during the Engineering Technical Review. The onsite storm water system is shown on the submitted utility and grading plans. Two wet retention basins will be in the middle of the site, one on each side of the existing O.P. Chaney Ditch. The O.P. Chaney Ditch runs east-west through the subject property, which is buffered by the Stream Corridor Protection Zone. Ordinance 18-049 indicates that Rockford may develop within the Stream Corridor Protection Zone provided that all necessary state and federal permits are obtained. The O.P. Chaney Ditch on the property may be enclosed, piped and crossed and developed so long as the continuous flow of water from or through the Ditch is provided for and all required permits are obtained. Staff recommends that the applicant obtain all necessary state and federal approvals to work within the O.P. Chaney Ditch.

Section 80.61.03(b) of the 1990 Zoning Code requires a 15 foot landscaping perimeter where such development abuts a residential zoning district, including right-of-way that including trees, shrubs, hedges and earth mounds. A detail on sheet 7 notes a typical landscape buffer for every 100 linear feet along the north, south, and east property line that appears could meet this requirement. Staff recommends that a final landscape plan including tree species, size and placement be submitted during the Final Engineering Technical Review for approval by the Urban Forester.

Building elevations indicate a one story "pinwheel" building design. Exterior building materials are indicated as .046 vinyl siding, precast stone, trim with prefinished aluminum wrap, vinyl shutters and 30-year asphalt shingles. The building materials match what was approved with Ord. 18-049.

A subdivision entrance sign is indicated adjacent to Groveport Road and Cormorant Drive. The proposed sign is in a hanging sign style on a single post that is 8 ft. tall. The sign hanging from the post is approximately 6.75 sq. ft. in

area per side and sits 5 ft. 10 in. off the ground. The proposed sign is 15 feet away from the right-of-way of both Groveport Road and Cormorant Drive. The proposed sign meets the design requirements of the 1990 zoning code.

Staff recommends Final Development Plan application #FDP-19-001 be approved with the following conditions:

1. The sidewalk along Groveport Road connect to the sidewalk internal to the subdivision.
2. A final landscape plan including but not limited to, tree species, size and placement be submitted during the Final Engineering Technical Review for approval by the Urban Forester.
3. The applicant obtain all necessary state and federal approvals to work within the O.P Chaney Ditch.

Corey Theuerkauf with Rockford Homes discussed that this site has a very complicated history and feels that the current project is healthy. Some site plan specifics clarifications to make in regards to the project is that no parking signs will be added along the private streets. The only areas allowed for parking shall be in the driveways and designated off-street parking areas in the site. Utilities will be a private system internally looped with a master meter system.

Mr. Theuerkauf noted that the were hesitant on providing a final landscape plan at this time as final engineering is not complete from a storm water standpoint. Per the 1990 code, it says they are required to have a mix of deciduous trees, hedges and bushes combined with mounding with a max 50% turf. With all of the code specifics the drainage pattern is important to get the landscape plan to work together.

Mr. Theuerkauf noted there are no concerns with the conditions outlined in the staff report.

The applicant further confirmed that staff is correct in that the culvert in the ditch is right under the 300 linear feet allowed. Preliminary storm water analysis has sized the ponds appropriately for the site. The ponds will outlet into the ditch.

Mr. Theuerkauf discussed the unit design and noted that the main difference between this project and Eagle Ridge next door is the 3 season's room that has been added to the unit design. This development will be built as one project with all the units at once. The hope is the pricing will be around the mid \$200,000 to low \$300,000 range.

Mr. Christensen asked staff if this is only a P&Z approval and City Council does not need to see the application again. Staff affirmed.

A motion was made by Mike Vasko, seconded by Brad Richey that Site Development Plan Application SDP-19-001 be approved with the following conditions:

1. The sidewalk along Groveport Road connect to the sidewalk internal to the subdivision.
2. A final landscape plan including but not limited to, tree species, size and placement be submitted during the Final Engineering Technical Review for approval by the Urban Forester.
3. The applicant obtain all necessary state and federal approvals to work within the O.P Chaney Ditch.

The motion carried by the following vote:

Yes: 4 – Donahue, Christensen, Vasko & Richey

ZM-19-002

Property Owner: Hsing hua Cheng

Applicant: City of Canal Winchester

Location: 8.668 acres of property located on the south-west corner of Kings Crossing and Hill Road (Parcel ID: 037-0209900 and 042-0394700).

Request: Properties be rezoned from Exceptional Use (EU) to Planned Industrial District (PID).

Mr. Haire presented the application for 8.668 acres of property located on the south-west corner of Kings Crossing and Hill Road. The request is approval for a zoning map amendment for Parcel ID 042-0394700 and 037-0209900 currently in Violet Township from Exceptional Use to Planned Industrial District. Parcel 037-0209900 has an annexation petition filed and is going through the process of being annexed into the City.

City Council in late 2018 approved a pre-annexation agreement with the property stating that the zoning would be similar to the zoning district of the Meijer Development across the street to the north. The proposed zoning text would allow for uses listed as permitted and conditional in the General Commercial and Limited Manufacturing Zoning districts with the exception of Wholesaling, Warehousing and Transportation Services, Automobile Convenience Markets, Automobile Repair and Services, Automobile Service Stations, Automobile Car Wash and Mini-warehouses. After discussion with the owner of 7515 Hill Road we do have one modification that we would like to change "Warehousing" in the non-permitted uses to "Trailer-Yards". The applicant intends to operate a business out of the existing building and in the future might have a warehousing component for the storage of recyclable electronic and battery materials inside the building. The main concern with the original zoning text draft by staff was to eliminate trailer yards that are typically associated with warehousing and not the warehousing component itself.

Mr. Haire discussed the development standards for the PID including the sidewalk requirements and building setbacks and locations. Staff discussed that

this property is unique in that there is frontage on all four sides of the property. This property has high visibility from US 33 and Diley Road along with direct access from Kings Crossing and Hill Road. With that in mind the buildings should be designed by fronting the appropriate streets and take into consideration all future roadway plans for the area.

The architectural standard requirements are going to emphasize four-sided architecture due to the high visibility of the site. This development text notes that this site is a gateway and sets a tone for future development in the corridor. The zoning text references the violet pointe overlay district and adds additional requirements to further enhance those requirements. This text does provide an exception for the existing building unless it is expanded beyond 50% its original size.

The Landscaping and Buffering requirements revert to the newly adopted Landscape Code 1191. The existing overlay district for this area has landscape standards that are out of date compared to the new 1191 so we felt this site should follow the new standards.

Parking standards generally follow the current Chapter 1185 with the exception that loading spaces can be determined by the end user and not having a burden of requiring more loading spaces than a particular user needs. In general the code does state that the parking should be to the rear and sides of the buildings so that all buildings can front the street.

The CEDA Land Use Committee met on March 6, 2018 to review the subject Development Text and has made a recommendation that text for the Future Roadway Plans be modified to read that; "All building locations and site access points shall be reviewed to be in compliance with the future roadway plans of the Fairfield County Engineer, Fairfield County TID, and the City of Canal Winchester Thoroughfare Plan." This modification goes back to reference the roundabout at the Hill Road and Kings Crossing intersection and that all of the right-of-way is not being annexed with this application so the County Engineer will manage all access from this location.

Mr. Moore recapped that other than the CEDA recommended change there is the additional change to strike out "warehousing" from non-permitted uses and replace it with "trailer-yards".

Mr. Haire commented the co-applicant is present tonight if there are any questions. They plan on a number of initial improvements to the existing building if there are any questions in regards to that.

Mr. Vasko asked if staff requesting that P&Z request to council the zoning map amendment with both CEDA and non-permitted use changes. Staff affirmed.

Mr. Christensen opened up the application for Public Hearing.

A motion was made by Joe Donahue, seconded by Mike Vasko to close the Public Hearing.

The motion carried by the following vote:

Yes: 4 – Donahue, Christensen, Vasko & Richey

A motion was made by Mike Vasko, seconded by Joe Donahue that Zoning Map Amendment ZM-19-002 be recommended to City Council for approval with the following recommended changes:

- 1. Permitted Uses section, strike out ‘Warehousing’ and replace it with ‘Trailer-Yards’.**
- 2. Development Standards for Building Location, item (D) to be modified to read as the following: “All building locations and site access points shall be reviewed to be in compliance with the future roadway plans of the Fairfield County Engineer, Fairfield County TID, and the City of Canal Winchester Thoroughfare Plan.”**

The motion carried by the following vote:

Yes: 4 – Donahue, Christensen, Vasko & Richey

Old Business

New Business

Staff briefly discussed that there is still one seat left available on Planning and Zoning Commission and Landmarks Commission.

Adjournment

Time Out: 8:15 pm

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

Yes: 4 – Donahue, Christensen, Vasko & Richey

Date

Bill Christensen - Chairman

Joe Donahue - Secretary