



## **CANAL WINCHESTER CITY COUNCIL COVID-19 ANNOUNCEMENT**

Due to COVID-19 and social distancing requirements, Canal Winchester City Council Work Sessions and Regular City Council meetings will not be open to the public until further notice. The meetings will be hosted online using the GoToMeeting platform which can be accessed via computer, tablet, or smart phone. No registration is required to view the meeting.

To access the August 3, 2020 meeting, click the following link.

<https://www.gotomeet.me/CWGov/cw-city-council-meeting---8-3-2020>

Note: In this format, video and audio of the meeting will be available as the meeting takes place, however, viewers will not have microphone or webcam permissions.

To dial in by phone instead:

United States: +1 (872) 240-3212

Access Code: 144-696-757

\*Callers will enter the meeting in listen-only mode.

Per the direction of Ohio Attorney General Dave Yost and the Ohio Public Meetings Act, public comments may be accepted prior to a council meeting in lieu of public comments at the meeting. Comments regarding legislation or other topics will be accepted until 3:00 p.m. on the day of the meeting. To submit a comment to City Council click the link below.

[Submit a Comment](#)

# Canal Winchester

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



## Meeting Agenda

**August 3, 2020**

**7:00 PM**

### City Council

*Mike Walker - President  
Mike Coolman - Vice President  
Jill Amos  
Will Bennett  
Bob Clark  
Patrick Lynch  
Chuck Milliken*

**A. Call To Order****B. Pledge of Allegiance - Milliken****C. Roll Call****D. Approval of Minutes**[MIN-20-28](#)July 6, 2020 Work Session Minutes ([WS Minutes](#))[MIN-20-29](#)July 6, 2020 City Council Minutes ([Council Minutes](#))**E. Communications & Petitions**[20-156](#)Madison Township Police Department June 2020 Statistics ([MTPD June 2020 Stats](#))[20-157](#)K. Santore Charter Review Commission Resignation Letter ([Letter](#))[20-158](#)Franklin County Board of Elections Voter Education Information ([Voter Toolkit](#))**F. Public Comments - Five Minute Limit Per Person****G. RESOLUTIONS - NONE****H. ORDINANCES*****Third Reading***[ORD-20-031](#)*Development**Sponsor: Lynch*An Ordinance Authorizing the Mayor and Clerk to Accept and Execute the Plat for Villages at Westchester, Section 9 Part 2 ([Ordinance, Exhibit A, Exhibit B, Exhibit C](#))*- Adoption*[ORD-20-032](#)*Development**Sponsor: Amos*An Ordinance Authorizing the Mayor and Clerk to Accept and Execute the Plat for Villages at Westchester, Section 9 Part 1 ([Ordinance, Exhibit A, Exhibit B, Exhibit C](#))*- Adoption*[ORD-20-033](#)*Development**Sponsor: Bennett*An Ordinance Approving the Final Development Plan for the Greengate Residential Development ([Ordinance, Exhibit A, Exhibit B, Exhibit C, Greengate Presentation](#))*- Adoption*[ORD-20-034](#)*Public Service**Sponsor: Lynch*An Ordinance to Repeal Section 333.03.1 of the Codified Ordinances of the City of Canal Winchester ([Ordinance, Exhibit A](#))*- Adoption****Second Reading - NONE***

**First Reading****ORD-20-035***Public Service*

An Ordinance To Authorize The Mayor To Enter Into A Contract With Rumpke Of Ohio, Inc For The City's Municipal Waste Hauling, Disposal And Recycling Services And Declaring An Emergency (**Ordinance**)

- *First Reading Only*

**I. Reports***Mayor's Report***20-161****Mayor's Report****20-159****May 2020 Mayor's Court Report****20-160****June 2020 Mayor's Court Report***Fairfield County Sheriff***20-165****FCSO June Stats***Law Director**Finance Director***20-162****Finance Director's Report***Public Service Director***20-163****Public Service Project Updates****20-164****Construction Services Administrator's Report***Development Director***20-166****Development Director's Report****J. Council Reports***Work Session/Council - Monday, August 17, 2020 at 6:00 p.m.**Committee of the Whole - Monday, August 31, 2020 at 6:00 p.m.**Work Session/Council - TUESDAY, September 8, 2020 at 6:00 p.m.**CW Human Services - Mr. Milliken**CWICC - Mr. Clark**CWJRD - Mr. Bennett/Mrs. Amos**Destination: Canal Winchester - Mr. Walker***K. Old/New Business****APL-20-002**

Notice of Appeal Regarding the Approval of Variance Application VA-20-002 by the Canal Winchester Planning and Zoning Commission to Allow Internally Illuminated Signage at 6600 Bigerton Bend Which is Restricted by Chapter 1189.06(c) of the Canal Winchester Zoning Code. Applicant: DaNite Sign Company; Property Owner: Crossroads Christian Church (**Findings of Fact**)

**L. Adjourn to Executive Session (if necessary)**

**M. Adjournment**

# Canal Winchester

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



## Meeting Minutes - DRAFT

July 6, 2020

6:00 PM

### City Council

*Mike Coolman - Vice President*

*Jill Amos*

*Will Bennett*

*Bob Clark*

*Patrick Lynch*

*Chuck Milliken*

*Mike Walker*

**A. Call To Order** *Coolman called the meeting to order at 6:04 p.m.*

**B. Roll Call** *Present 7 – Amos, Clark, Coolman, Lynch, Milliken, Walker*

**C. Also In Attendance**

*Mayor Ebert, Matt Peoples, Lucas Haire, Amanda Jackson*

**D. Request for Council Action**

**E. Reports**

*Matt Peoples -*

**20-120**

**Report**

*Peoples: not a whole lot in addition to my written report we do have on the trash contract we are schedule to have the opening on this Friday, had a request to delay for a week. Will be ready with proposals for first meeting in August; Coolman: can you give me an update maybe I forgot what we said but the hands free sign throughout the community; Peoples: they were posted the day it went live, it was kind of overshadowed by the Coronavirus but I believe we have eleven signs we installed at all entrances if you see the no U turn signs they will be on same post; Coolman: what about East Waterloo heading out toward Meijer and coming back in; Peoples: there should be one out there; Milliken: there is one there I drive by it every day, coming into town, not sure exactly where; People: it may be on a wooden post out there on a telephone pole that we use and it may miss your eye being on a telephone pole instead of a black post; Lynch: about painting 25 on the roadways, have we done any pre or will do post studies to evaluate traffic and speed to see if it is helping; Peoples: those are enhancements to the signs and for 35 down to 25, Groveport Road, Waterloo, Washington Street, but again these are just enhancements of existing signage, so no studies done for that, our traffic counter is not working and have held off on getting a new one right now; Lynch: I am all for what you are doing and it looks great and I am confident it will help just curious if there is statistical information; Peoples: it raises awareness on those transition points to highlight those trouble spots; Lynch: they can use all of the help they can get.*

**F. Items for Discussion**

**20-161**

**DORA - Designated Outdoor Refreshment Area (Information)**

*Haire: This is a continuation of last week's discussion and there are still a number of outstanding items we need council's input on in regards to the DORA; sent out via email; some replied to email and I spoke to some on the phone; wanted to have a discussion this evening on council's thoughts in regards to the DORA so I can inform the Mayor as he puts together the application with is necessary to create the DORA for Canal Winchester.*

*Coolman: As I understand it from the last meeting we have to provide the mayor with answers to what goes on the application so can we establish that tonight or is that a separate; Haire: Correct, essentially how it happens*

is the mayor submits the application to council and then council would have the legislative authority to create the DORA, so, at this point we are asking for guidance on what council's opinions are regarding the DORA so we can assemble the application over the next month and bring that back in August for your consideration; Milliken: I am one that didn't respond to the email and basically my thoughts on it were what we touched on at the last meeting. I like the idea of opening it up as a broad base release and contracting it as needed, I can't remember who brought that up, but I thought that was probably the best idea and I don't really have a problem with anything that anybody else submitted, I think it looked pretty good.

Coolman: Days of the week; Lynch: I say keep it simple and do it every day; All members agreed.

Coolman: Time, when are we going to have it; Lynch: 11 am to 11 pm reason being is our festivals usually serve until 11 o'clock so we might as well keep it in line with that so as not to confuse anybody; Bennett: agree only wonder if we should have separate hours for Sunday or when businesses close on Sunday; Amos: said yea, I think; Walker: I was considering the same thing earlier when I called and talked to Mr. Haire; Haire: There are a lot of varying regulations for liquor on Sundays, the state regulations; House Bill 674 which I talked about last week will scale back some of those regulations if it passed it would take away the separate permitting license for Sunday licenses stuff like that. I would not necessarily be opposed to having different hours on a Sunday if it started later in the day or things like that, but the more you amend that then the more confused people get and people say everyday it is 11 to 11 but on Sunday it doesn't start until 2 pm or 3 pm and may be more confusing for the businesses and for the customers; Milliken: not to get ahead of ourselves but I think that is something that we can put in the signage, too, say this is the end of the designated DORA and put the hours. Amos: for the festival on Sunday what are the hours that alcohol is served; Coolman: until 6; Amos: what is the latest time a restaurant closes on a Sunday, Shades at 9 on Sunday; Haire: probably say Barrel and Boar is open later; Coolman: I think they shut it down at 10; Haire: I would say most places but, I don't know what time Loose Rail is open until; Walker: you also mentioned something about the state of Ohio was changing things on Sunday as well and kind of getting more relaxed on Sundays; Haire: typically in Ohio you have to have a separate sales permit for liquor on Sundays and the bill that was introduced House Bill 674 is looking to eliminate that requirement; Walker: what is the time in other areas like Westerville is their time 10 or 11; Lynch: I think Lancaster is 11 o'clock; Haire: most communities are 10 or 11 pm, and most communities that had limited it to a certain number of days of the week have now changed that to seven days a week during the pandemic, so at least temporarily; Lynch: Lancaster is every day; Bennett: I would be satisfied if we want to say 11 to 11 seven days a week; Walker: I am 11 to 11 seven days and we can always back off if we needed to; Lynch: it keeps it simple and the businesses that close early on Sunday it polices itself; it is my understanding on Labor Day alcohol is served in the beer facility until 11 o'clock and on Monday it is over at 6, is that correct; Coolman: that is correct; actually at the Blues and Rib Fest they shut the beer tent down and do the brush of the tent at 11, first call is at 10:45 pm and they kick everybody out at 11; Lynch; okay, so if we follow the rules of the festivals and on Sundays for businesses who are not open they are not serving and you can't get alcohol and it polices itself; Coolman: it would be more direct to the point on Sunday and on Monday Labor Day and the beer tent during Labor Day festival isn't packed so it dies down on those last two days but on Saturday night it is full all the way up to the end, so that Monday is lightly attended because everybody stays for the parade and then goes home, it's a long weekend; Amos: I am good with 11 to 11; Clark and Milliken agreed; Coolman: unanimous for 11 to 11, actually my original thought was noon to 9 and the reason being due to the restaurants down here most of them shut their kitchens at 10 and bars are open until 11 and they rush everybody out at 11, so with the kitchens being closed that is when most of the foot traffic stops and I am okay with 11 to 11 if that is the way it runs. Again, I think making the time uniform we don't have to worry about

*festivals or the Art Stroll or any of the special events that we have, it makes it pretty easy; Walker: what if you have a drink in your hand and it is 11:15 pm; I am just curious, do you throw it out, I just don't know the answer to that; Haire: I do not know how the liquor laws would specifically work in that case if you are licensed and in the DORA area, if you were served prior to 11 and then you can probably take away I would imagine; I don't know the answer to that; Lynch: I don't think the police are really going to say anything if you are in the area after 11 o'clock with a drink unless you are causing problems and that gives them a reason to pick you up, but I doubt there would be a problem.*

*Coolman: beverages being served; Lynch: all; Coolman: that would be beer, wine and liquor; Lynch: yes; Bennett: beer and wine; Walker: all; Coolman: all three; Amos: I honestly don't have a preference on this I am not a drinker, but my initial thought was A and B but if nobody has a problem with C then I am okay, but my initial gut says beer and wine; Clark: thinking more beer and wine but I don't know, I can do all; Milliken: all; Coolman: all three wins out.*

*Coolman: map; Lynch: map as laid out by Mr. Haire is sufficient; Bennett: I agree; Walker: I have a question about the gala event and to make sure that was included and it is so, that was important to me and Mr. Haire had already included that so I am good with it; Coolman: I am good as well; Amos: I am good with what was presented; Clark: I have concerns with this because we are hitting a lot of residential neighbors with this and it goes up Columbus Street to Trine and there are no bars up through there; Haire: on Columbus Street we are just including the properties with High Street frontage and on Waterloo we are going from Trine over, so it would include the city owned parking lots because we have those during festivals; at Labor Day they have the rides there between Shades and the community center and that is included; Clark; this map shows way more than you are saying, it goes all down Columbus Street and all of Trine and all the way back; Haire; it doesn't include the residents on Columbus Street; it just includes the areas behind them in the public areas, the parking lot over to the existing community center and on Waterloo Street; it takes in all of the commercial businesses and some of the homes along Waterloo Street. So, the primary area where the map included residences are East Waterloo, north side, North High Street; Clark: so the reason to go all of the way to Trine is to catch that parking lot; Haire: yes, and with the city purchasing the new municipal city complex it would take that in and a potential right-of-way and include that area for potential events; Clark; I am okay with most of it, but I really want to have a strong public comment period just to get all of the residents on board with this to make sure there is not like some uprising we don't know about; I know the businesses are in favor but I have not heard from any residents I think we need to have that comment period before I can support this at all; I have to have residents weigh in on this first; Amos: there was an article that ran about it and with all the conversations I have not seen anybody speaking out against it; Bennett; there is a public hearing section of this once it gets going after the application is submitted so we will have an opportunity to do that, we can go through process of submitting the application and residents can come in and if they don't want it we can say okay we don't have to do it; Clark; that is fine and that is where I am weighing my decision on that response; Amos: unless 674 happens before then and that takes away; Clark; yes, and there are three readings, too; Lynch; and more than likely there will be more press coverage on it because DORA seems to be a hot topic for most municipalities and it makes good news; Clark: I like how this mixes with our festivals and I am not sold it has to be an everyday thing but I can get to a point to where I can support that and like Chuck said we can always contract it if an issue arises in the future; Coolman: Mr. Clark we are just trying to establish the protocol that Mayor Ebert has to put on the application if we proceed after everything; Mayor: Sgt. Hendershot just returned from vacation and we had a conversation about this; my concern about this at this time, and like I say just at this time in our world, is the enforcement; for police officers to do anything is horrendous; you have seen the*

*pictures on TV all over the United States and they are being shot at and brought down for anything they do; I would hate for our deputies to try to enforce someone who is outside the boundaries and have something bad happen; and in today's climate, the way it is today, it is a distinct possibility of that happening and I want you all to think about that very, very hard in today's climate; Personally, I think we should consider this for a later date based on our own deputies and Sgt. Hendershot has some things he would like to say that I never even thought about; Sgt. Hendershot: I just learned about this and tried to do some research and read the article and will check with Lancaster and how they do theirs; you are talking about opening this up seven days a week and for special events; for special events we can monitor that a little bit closer but with our deputies and our contract and special duty if you are going to have somebody out there obviously minimum of two people per our policy with two on the road we are not going to be able to enforce it at all really; just coming here I have three deputies out now and they are on two domestics and two thefts calls right now, so it would be really hard to enforce; Mayor: we are looking at hiring a couple more deputies next year so that will put us back to where we are right now because it will require two deputies for the DORA and two deputies available for other calls in area, two on first shift and two on second shift to do this I want you to think about that pretty hard; Bennett: I would add to that we cannot take any action without your application so, if you and the Sgt. don't feel this is the right time then it pauses right there and we can't take action without your support and I have not done research on how Lancaster is supporting it with law enforcement and the impact it is having and the climate we are having and the hyper focus on police officers right now and we want to put them in the best light and not compromising them; Amos: we should take that all into consideration and the good part is with no meeting the rest of July and if we do proceed with three readings we are looking at September at the earliest so I think we should still outline it and give them some guidance on what they should do and research for it so we are in a place to keep rolling until we know more; Coolman: I agree and that is the purpose tonight so we can get our direction, our bearings and get our parameters set so we are prepared so when it is the right time, boom; Bennett: I agree and I would like to thank the mayor and Sgt. Hendershot for the additional comments on that; Mayor: I just don't think we should be putting the deputies in in today's climate and with those hours it will take two on first shift and two on second shift so that is four additional deputies per day; I don't know how that is going to happen and we want more out on patrol now we are looking at six or eight deputies, that's all.*

*Coolman: the next item is cups; Lynch: I like pre-printed and if we can find an organization here to buy and stock them and then re-sell them to businesses that would be one way; or if there is a printer that can print and sell them, and everyone can stock pile their own and we need to come up with a logo and on a clear cup; Coolman: here is my take on it, I mean to take my council hat off and put my president of Destination hat on, here is what we need to think about, these DORA cups you have to inventory them and store them and you are asking an organization to have space large enough to store these that is a big warehouse; Is it possible to contract a cup supplier to custom print our cups with our logo we come up with and the bars, etc. can buy their own cups and store them; Haire: yes, other communities do that and we can talk to restaurants here to see where they order their cups and custom printing is available; Coolman; we can set the logo and we have enough suppliers around that would be willing to take that on; Lynch; we can have a logo contest; Haire: there are some inexpensive options; Amos; a graphic designer; Bennett: I would be open to letting each establishment facilitate that themselves; Coolman: I say we contract a supplier so we got them locked up and to help the restaurants and fix the price and come up with a design and each restaurant order and store their own; Walker: so, not going to Destination but each buy their own; Milliken: pre-printed cups, no stickers on cups; all in agreement; Walker: does any other DORA's have an Uber number or something that says drink responsibly; Haire: some communities sell sponsorships for the cups and they put their label on it; Coolman: my brother lives in Sylvania and he was not aware they had it, but their Rotary sponsored it and does the cups, but*

*Sylvania is a small town; Lynch: the Destination Downtown Lancaster does their cups and stores them and might make a little bit of money off the cups; Coolman: you have to inventory that and report it and I don't think Destination has the manpower to do that.*

*Coolman: sanitation is next; Lynch: we should put additional trash cans at farthest reaches of area and let each business know they are responsible for helping to clean up every day and we could reassess this as it goes, but the businesses need to be responsible; Bennett: is there a standard plan for this; Haire: just generally use where your waste receptacles are and with special events how you want to manage that and I live in a community with DORA and I have never seen cups laying around; Walker: are the extra trash cans put in are the responsibility of the city or of the liquor owners; Haire: they are placed in the right-of-way and would be the responsibility of the city; one problem is we have residents who dump their own trash into city waste cans instead of paying for trash service themselves; Amos: with this being a recyclable plastic cup hopefully most people will take them home and reuse them; Walker: can we make them recyclable only; Haire: a problem with reusable cups is that people refill them in the area instead of going to an establishment to buy; Coolman: remember you cannot enter an establishment with a full cup from somewhere else; Haire: there are 28 communities in Ohio that have DORA; Bennett: it would be nice to be able to recycle; Coolman: some restaurants wanted to promote the outside dining and would wash and reuse internally; again you can't walk into an establishment with a DORA cup; Milliken: if you do the disposable cup there is a trash issue and if you use the reusable cup there is the potential for people to try to refill it themselves; for now looking at it I think the reusable would work better and if it is a problem we can address it later; Walker: has it been a problem at any of the communities that are using reusable cups; Haire: he would reach out and ask if there have been any issues with reusable cups, they are expensive and there is an extra charge in those communities; Walker: it gets to the point of people just putting their trash in it; Haire: it can be a burden to the ones supplying cups; Lynch: it is my understanding you can bring an empty DORA cup into an establishment without liquid in it and if I go from Shade to Harvest Moon I can take my drink from Shade and drink it along the way and then go into Harvest Moon so, the trash is not being dropped outside; Bennett: the disposable cup can be recyclable so can there be a recycling container at the door to be collected; Haire: most of them are not recyclable, any cup with the mouth wider than the base is not recyclable; Amos: any cup Solo cups are a 4 or 5 and considered general recycle and can be taken; Bennett: I don't want to get caught up in the trash plan; Coolman: issue last year that someone who lives down here was using public trash receptacle was using it as their own trash can and it was a rancid smell so what Lucas said about that is true; I'd rather see disposable cups and not see people in parking spots filling up their cup and not benefiting a business down here; Amos: there will always be someone trying to break the rules; Haire: SWACO website says cups are not recyclable in central Ohio; Amos: the Waste Management rep told us we could take 5 or 6 coded cups for recycling; Coolman: said we'll look into it more but go with disposable cups now; Haire: we will look into that more as to how other communities handle it.*

*Coolman: signs are next; we need a lot of them, need to be identifiable, bright colors that draw your eyes to them so people notice them; Lynch: located at the end of each road and a couple in the alleys and parking lots, slapping them on existing light posts; Walker: somewhere have a don't drink and drive sign.*

*Coolman: we spoke about law enforcement; Clark: Sgt. Hendershot, did Lancaster hire four additional police officer when they enacted their DORA; Hendershot: I don't know, will have to ask them; they are in a crunch right now they are talking about laying off 15 officers so I am not sure what they are going to do now. Mayor: I spoke to Mayor Scheffler, he said they do have officers patrolling the area during 11 am to 11 pm, they have a lot more police officers than we do; Coolman: said we will do further research on law enforcement.*

Coolman: special events; Lynch: I say we open it to all events and all vendors; Bennett: yes, keep it open during special events; Walker: keep it simple; Coolman: concern is the beer tent at the Blues and Rib Fest because that is our money maker and we can look at this and reorganize a little bit and the biggest request we receive in the beer tent is can I take my beer out of here and go listen to the bands, so I am all for keeping it even across the board; all others agreed. Coolman: Mr. Haire I think we only have a few points to finalize to give to the mayor

**20-162****Bed Tax Funds Distribution (ORD-18-032 Bed Tax Grant Award Process, Exhibit to ORD-18-032, Bed Tax Fund June 2020)**

Coolman: the grant award process is what we have discussed previously; Ms. Jackson do you have anything to comment on this; Jackson: I was not at your meeting last week so I do not know what was discussed, and I was not at work today, I will be back to work tomorrow. If you will allow me I would like to look through what you discussed before I make any comment, but feel free to continue the discussion this evening; Coolman: that is fine I didn't mean to do that to you; I had asked Audra to send us all an email which she did, to get your ideas on how you would like to see the bed tax distributed moving forward with new hotels opening; do you want to start this out Mr. Lynch; Lynch: I think we should keep grant program that council gives out for the \$20-30,000 for that; I think we need to look at increasing signage along 33 and the bed tax is supposed to be used to bring people into our community, can we create more illuminated signage to draw people into our businesses or is that a Destination Canal Winchester thing for marketing; I think \$30,000 for façade grants because I think that is money well spent to fix up our downtown area, I think that is something that can be put together by council. I know CWICC has done in past, and I think the balance to go to implementing the old town plan as opposed to parks. I don't think we should be putting this kind of money towards maintenance of parks. I think parks should be self-sufficient, we need to look at alternative financing. It is going to take a lot of money to maintain that park, and I don't think the money from the bed tax will come remotely close to what it needed. I feel we need to look for other alternatives; take the excess money and put it towards the old town plan, and see if we can't get some of those ideas implemented sooner than later;

Bennett: So I looked at it; we collect six percent; Destination collects 25% of the whole amount. I actually think we could increase that to 35%. I think there are opportunities for Destination to do more; and I think giving them more resources to do that would be fitting; so I would propose increasing Destination Downtown Canal Winchester's "chunk" to 35%. I do agree with Mr. Clark there is value in funding the CWICC, so I had that slotted for 25%, and then I think, you know, joint rec. is this an opportunity for us to help support that? So potentially move 20% there; the last 20% could be the city grant fund; and again open to how we shift this around; ultimately as we are growing we need to start looking at how we are going to support these organizations that are supporting the city; I don't think you can have too much travel and tourism promotion; I think the more dollars we could spend there the better; I think recreations amenities and services that the Joint Rec. provides is of value; I think supporting that is important; I think Mr. Clark is dead on; where we can do more with this money by doing façade grants; I think that makes sense; I hear your concern also, Mr. Coolman, about DORA, and what it will impact; that increase could help mitigate any concerns of future financial loss; but I think in the end, if you are looking at 20%, that may be more than we want to put towards the city grant program; so if we want to shift 5% somewhere, I am open to that; I'm just thinking it is a starting position for how we can move forward;

Mr. Walker: My thoughts were to potentially keep the council grants \$25,000, earmarking \$60,000 to the parks and \$15,000 to CWICC & signs; correct me if I am wrong but if you have the money in the parks couldn't that

*be moved, Mr. Haire? Mrs. Jackson? Can the \$60,000 from the parks be moved around? Jackson: Technically once it goes into a specific fund, it can only be used for what that specific fund is set for; I was just going to have a discussion with Gene about the legislative implications of your discussion right now; and the way our current ordinance is written and what, if anything we can do to help facilitate this; because right now it says 3% into the general fund and 3% into the bed tax fund; but you are talking about the entire 100% here, or at least that is how to took Mr. Bennett's comments; which is fine, but again we have to look at the legislative side of this too; this isn't just going to be a discussion, we would have to look more into it. Mr. Hollins and I will look at the legislative side it; like I said, I haven't really looked into this since your discussion last week; I don't even know what your discussion was, so just give me a little bit of time, and we will figure something out; Walker: Well I guess I asked the right person, we will just move on from me, because I'm not sure at this point;*

*Coolman: my opinion was, I earmarked \$25,000 for council to give out in their grants; I think that program needs to continue; however as the revenues grow, I would like the majority of the 75% earmarked towards the park development; that is our shining star, that's going to need help; I'm not sure if it is enough to fund it; but every little bit helps; and then 25% of the remaining is to go to the CWICC; as we found out they don't have much of a balance, and if Lucas comes across a deal that's great for the city he needs to be able to react quickly instead of coming to council asking for money from the general fund, getting approval, that kind of thing;*

*Amos: So Will and I serve on the JRD; we had a long conversation; a lot of the numbers he had presented tonight are numbers that we came up with together; I really hope that everyone will consider JRD in our plan; we do play a huge part in the community with serving in the form of Parks & Rec; last year we did 6k dollars of work at Hanners Park; so we are committed to this city; and committed to help make things better on our end, plus we are starting out adult programs; something Will had mentioned that I thought he was going to say it, so I will throw it in there; maybe we shift the scholarship money for the Bender to the JRD; and allow the JRD who serves the schools and the city to potentially take that over to help make it easier on the city itself; because we could encompass all of the school districts; and that would take it back to the original scholarship; Clark: So you are going to fund it? Amos: Well with the money you would hopefully share with me; Bennett: if there was 15-20% or anything directed towards the joint rec they could take it out of that amount; Jackson: I just wanted to point out that was how the scholarship program was run prior to the way it is now; we were letting the Alumni Association do that; and the previous council's desire was to allow council to award the scholarship, but it sounds like in this discussion that we will be going the other direction; if council wants to let go of that; it is not a burden on the city by any means to do the scholarship program; I think merely the discussion has been; who is eligible for it; Amos: I guess for me the big thing is I... taking the last week; and really thinking over everything people planned out; you know, other signs thing; should we promote more things inside Canal Winchester, absolutely; do I think it belongs to Destination Downtown to get more signage and promote our events; yes, because you can target better the activities we want to promote and things going on; the façade grants are fantastic; If our businesses are looking good, and if the community is looking good; is it just the four blocks you are talking about? Clark: I think we can recommend it; but we don't walk into CWICC to just to façade the place; we can't say we want to do façades and no one comes forward year after year; and that money just sits there, that does nothing; where we might have somebody who wants to bring in 500 employees; and need a road built, and they will come if we do that; it's not going to be enough build it but it would be to partner with them enough to say "Hey, come on, we will help you come here"; Amos: The field of dreams philosophy; and I see the value in that; it took me a minute to play it all in my head; but I think there are ways; I know if we start looking at this and include CWICC we will then have a good chunk of*

our programing that each of our council members serve on; so we have Human Services that we're helping; it would cover CWICC, hopefully the JRD, so we are starting to cover more the committees we serve on; and giving us more things going on to help promote this awesome city; Clark: Can you come in and ask for any of the \$25,000 dollars of the bed grant that's granted; write a grant proposal and come and give \$2,000 to... Bennett: I could, but I don't have too; Clark: Why wouldn't you? Bennett: Do you want me too? Amos: 2k compared to 15-20% is a big difference of the bed tax grant; Clark: Yeah, but there is not that much, go ahead; I will get Lucas up here and he will explain how little bit of money that actually is. Amos: I will say, we did apply for the grant this year, the JRD did, in conjunction with Human Services, and that money was used to help finance the financial aid for students or youth who could not afford the fees; so we did apply for it but we used it towards what our community was desperately reaching out to us, and letting us know there were a large number of youth not being served; because they couldn't afford it, and then COVID hit; so now we are starting to roll it out, and we have already seen the doors are knocking down; so we will exhaust that money rather quickly. Bennett: But I guess if we are going back to how much is in that fund, or how much we are annually collecting, Mrs. Jackson where you projecting \$120,000 in collections per year? Clark: When my formula came out CWICC got a whopping \$13,000; Bennett: See in my formula Mr. Clark, you were getting \$30,000 dollars; Clark: Just right off the top? Bennett: Right off the top; with the proposal I had; Destination would now collect \$42,000 which is a \$12,000 increase, if the amount Mrs. Jackson gave is collected; Clark: They are going to get an increase when this builds out; Bennett: They are playing a very large role in drawing people to this city, you cannot underfund it. They have expenses, they could probably use additional employees at some point, same with the Joint Rec. at some point the city is going to take these services on or the businesses that we are delegating these responsibilities to are going to have to grow their staffing on their own because we have the desire to do more; Clark: I guess your formula is better, if CWICC gets \$30,000 then I'd be happy with that; Jackson: So when we did the budget for 2020 we had obviously anticipated a different year than what we are seeing; so it was actually more than double than what we had previously collected, so close to \$300,000 total; but at the time we were under the impression that the hotels would be built and up and running, Brew Dog would be full every weekend, but obviously things are very different now; Amos: Even off of \$120,000, I still say... I mean the hotels have been booked; I talked to the one hotel that is actively running and they have stayed consistent the last couple of months; they said they have seen more couples "getting away" than ever before; so they have been booked solid; Jackson: Which hotel are you referring to? Amos: The one behind Wendy's Jackson: Oh, the Best Western Amos: Yes, the Best Western, thank you; and then Brew Dog has opened back up, that's exciting news; and hopefully the other one will get their furniture in there soon; but even at a \$120,000 that's still a good chunk of change; Bennett: I mean at that point, Mrs. Jackson's projections are \$300,000, so you would potentially be doubling the amount that we would be constituting to all those; Haire: With the \$300,000, with the proposal Mr. Clark and Mr. Coolman discussed, you'd have \$12,500 going to the CWICC annually; \$37,500 to the parks annually; that's only accounting for 25% of the total; that's taking \$25,000 for council grants, 75% of the remainder to parks and 25% to the CWICC; that's all going to change we will have 272 rooms operating and when go back to a more normal occupancy level, in my estimate we will be seeing, in my estimates, somewhere around \$315,000 to \$400,000 annually; Lynch: I would rather see the \$37,000 in this scenario that you just talked about instead of going to parks, go towards development and bringing people to our town, so either to destination or to CWICC, and let's talk more about other ways to fund these parks and keep them up and running and maintained; and more money to these youth and adult programs; Jackson: Couple things I want to point out; one, just some perspective, the CWICC has a little over \$300 in their checking account; so anything the CWICC has to expend, which is not much on any given year, the city pays for; unless we come to you and ask you to transfer money to them, like for façade grants and that type of program; The only part of the ordinance that has to stay the same is we that have to give Destination

Canal Winchester a minimum of 1.5% of the 6% total; you can always go more than that, but that is the minimum; Coolman: I'd like us to put something thought behind how much council gives out, should we revisit that; I know it fluctuates based on how much bed tax we collect, but should we earmark a flat amount and call it a day and take the extra monies there and float it over the CWJRD; As our community grows how many more organizations are we going to have saying "We need some help"; Bennett: I agree, wholeheartedly, we can set it at a flat amount or just knock the percentage way back; if we're projecting \$300,000 if we want to knock that back to 5%, 3%; I don't think it needs to be more than \$12 to \$20,000 dollars; Amos: I agree, I really like a flat rate for giving out grants; gives us some money to play around with; and if we set \$20,000 then we approve some for the JRD, and we can move that scholarship over that just solidifies that number even more; Coolman: Why don't we, judging by the time, 7:15; why don't we table this, think about it; I agree with a flat amount instead of a percentage; like Mr. Lynch said in the near future we are going to have a lot of demands for any extra money to get these parks done; Milliken: I also agree with the flat amount; I spent a lot of time volunteering when I was younger for my home town Recreation Department; I would love to see some money go that direction; but since we have a two committee members here pulling for that and one pulling for CWICC, I would like to see maybe Human Services money per chance? Clark: That's a lot of the \$25,000 that a lot of those can come out of that; Milliken: I would like to see a little bit come off the park portion and maybe, I don't know what direction we go, but maybe the JRD; Coolman: Let's think about it; Human Services is a line item in the city budget and get a pretty good chunk of change from the city already; so think about where they can use it, talk with Aletha; everyone else think about where it should go; we can talk about it when we resume session in August; Jackson: This seems like a topic that is going to take a while to hash out; may I suggest that we take this to our next Committee of the Whole, rather than a regular council meeting? It is scheduled for the end of August; Coolman: OK we will table this until our next Committee of the Whole meeting which is the end of August.

#### G. Old/New Business

#### H. Adjournment @ 7:16 p.m.

**A motion was made by Bennett to adjourn, seconded by Lynch. The motion carried with the following vote:**

**Yes 7 – Bennett, Lynch, Amos, Clark, Coolman, Milliken, Walker**

# Canal Winchester

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



## Meeting Minutes - DRAFT

July 6, 2020

7:00 PM

### City Council

*Mike Walker - President  
Mike Coolman - Vice President  
Jill Amos  
Will Bennett  
Bob Clark  
Patrick Lynch  
Chuck Milliken*

**A. Call To Order**

*Walker called the meeting to order at 7:23 p.m.*

**B. Pledge of Allegiance - Lynch****C. Roll Call**

*Present 7 – Amos, Bennett, Clark, Coolman, Lynch, Milliken, Walker*

**D. Approval of Minutes****[20-130](#)**

Minutes Work Session 6-15-20 ([Minutes](#))

**[20-131](#)**

Minutes Full Council 6-15-20 ([Minutes](#))

**[20-132](#)**

Minutes Public Hearing Tax Budget 6-15-20 ([Minutes](#))

***A motion was made by Amos to approve the minutes of the June 15, 2020 Work Session, Full Council Meeting, and Tax Budget Public Hearing, seconded by Coolman. The motion carried with the following vote:***

***Yes 7 – Amos, Coolman, Bennett, Clark, Lynch, Milliken, Walker***

**[20-133](#)**

Minutes Public Hearing Swine 6-15-20 ([Minutes](#))

***A motion was made by Coolman to approve the minutes of the June 15, 2020 Public Hearing regarding the swine, seconded by Milliken. The motion carried with the following vote:***

***Yes 6 – Coolman, Milliken, Amos, Bennett, Lynch, Walker***

***Abstain 1 – Clark***

**[20-134](#)**

Minutes Town Hall 6-23-20 ([Minutes](#))

**[20-135](#)**

Minutes Public Hearing Church Sign 6-29-20 ([Minutes](#))

***A motion was made by Bennett to approve the minutes of the June 23, 2020 Town Hall and June 29, 2020 Public Hearing regarding the church sign, seconded by Lynch. The motion carried with the following vote:***

***Yes 6 – Bennett, Lynch, Amos, Clark, Coolman, Milliken***

***Abstain 1 – Walker***

**E. Communications & Petitions****F. Public Comments - Five Minute Limit Per Person****[20-140](#)**

Public Comments from Resident C. Lynch ([Comments](#))

**[20-141](#)**

Public Comments from Resident R. Sycks ([Comments](#))

*Lynch: Both of these letters, as I read them, are addressing sound, which we are having a problem with today; how we can hear it here in this room but it doesn't seem to be getting across to the computers at peoples' homes and at the community center; I can't pretend to know how to solve this problem; is this solvable?*

*Peoples: Mr. Lynch, I'm down here at the Community Center; I have two residents here that were at the last meeting as well and they both commented that the sound is 100% better down here; we can hear council very clearly; there was a conflict with the microphone up there that we did fix today. Lynch: so it's getting better down on your end as well as people watching on laptops at home; Peoples: it should be the same; the clarity down here is very much improved.*

*Jeremy Ebert – 6680 Bigerton Bend, wanted to address council on the last meeting with the request to deny the variance that I had filed for; last time we couldn't hear you very well and don't know if you could hear us; I wanted to clarify a couple of things; I know it was talked about a possibility might be the timers set for the lights on the X Church; I want to make it clear that myself, and the other residents as far as I know, that we don't want to change our appeal to read that way, but if you did vote that way to allow the variance to pass, I would ask that we try to figure out how we determine when those lights would go off that face Bigerton Bend; I know it was brought up about dusk or 8 p.m. or how those would be maintained so we ensure that does happen; if the variance isn't denied.*

#### G. RESOLUTIONS - NONE

#### H. ORDINANCES

*Tabled - NONE*

##### *Third Reading*

##### ORD 20-029

*Finance*

*Sponsor: Clark*

An Ordinance Approving and Adopting the 2021 Tax Budget ([Ordinance, Exhibit A](#))

*- Adoption*

***A motion was made by Clark to adopt ORD-20-029, seconded by Lynch. The motion carried with the following vote:***

***Yes 7 – Clark, Lynch, Amos, Bennett, Coolman, Milliken, Walker***

##### *Second Reading*

##### ORD 20-031

*Development*

*Sponsor: Lynch*

An Ordinance Authorizing the Mayor and Clerk to Accept and Execute the Plat for Villages at Westchester, Section 9 Part 2 ([Ordinance, Exhibit A, Exhibit B, Exhibit C](#))

*- Second Reading Only*

##### ORD 20-032

*Development*

*Sponsor: Amos*

An Ordinance Authorizing the Mayor and Clerk to Accept and Execute the Plat for Villages at Westchester, Section 9 Part 1 ([Ordinance, Exhibit A, Exhibit B, Exhibit C](#))

- Second Reading Only

**ORD 20-033**

Development

Sponsor: Bennett

An Ordinance Approving the Final Development Plan for the Greengate Residential Development ([Ordinance](#), [Exhibit A](#), [Exhibit B](#), [Exhibit C](#))

- Second Reading Only

*Lynch: I have questions; we talked about this last time; about the building standards; lacking detail and clarification about type of siding going on the structures and the fact a lot of the façades have no windows and no eaves on the backs and sides of some of the gabled ends; seems like the fronts look nice and appealing but we don't know what finishes are being put on the front of these buildings; I'd like more clarification on the specific building materials that will be used; like to see something that makes a little closer to our current building codes not our old building codes; in this development, we as council, have the last say in what gets built here; it has to meet our approval; so we have an opportunity to look at some of these building materials as part of our consideration;*

*Bills: This is Jon Bills; 3601 Rigby Rd, Miamisburg, Ohio; would be glad to go into more detail or discuss it further; as Andrew represented in last meeting, the examples in the packet are meant to be just that – examples; not necessarily the only houses that would be built; they are represented with vinyl siding; different product mix on the front as you had stated; depending on the options of the home can break up with windows on the sides and rears of the units; but are predominately on the sides and rear vinyl as shown; we've looked at and understand that council that we need to meet the standard that was set with the PUD that mimics or similar in nature in the neighboring community of Redwood; working with staff, felt we have achieved that with the one we submitted that would meet that standard of similar in nature to those; feel it will be a wonderful community when it's all built out with a good price point for the community; if there are more specifics; I know those aren't the only houses, not limited to just those, just examples of what we plan to have;*

*Bennett: Mr. Haire, are we required to have a more detailed plan before our approval or just within our rights to ask for a more detailed plan; Haire: this specific development is part of a planned-unit development that was adopted by city council in the early 2000s so what is required for the architecture for the residential units here is that it is similar in character to other developments in that area; as Mr. Bills mentioned, it would have to be similar in architecture to the Redwood development which was also developed under this PUD so that set the standard for what the architecture was to look like; Lynch: One could argue that yes, these buildings are similar in character so that they met that; can't we not also demand that they be in higher quality as far as actual products; they meet character; character and quality of product can be argued as two separate things; I think they need to meet the development standard of products on the other end; need to upgrade the finishes; that's my opinion; it an attempt to create better higher quality development; not higher price; but higher quality development; Walker: question I have is can we do that at this point if they are using the same thing as Redwood; Lynch: character of it and product finishes are two separate things in my opinion; Haire: the text, I'll read you the line about the exterior building standards; the attached condominiums, detached condominiums, which this is detached condominiums, and apartments shall incorporate common elements of style, color, schemes, and materials such that they are architectural compatible and complementary. The exact style, color and materials for each area and use shall be submitted to the Village's approval along with final site plans and final engineering drawings for each site.; that's where we're at this stage; final site plans and engineering drawings so it's up for the Village's approval of that; Lynch: So it does say style and material is one of the line items; Bennett: so you are handcuffed; Coolman: not necessarily a bad thing; it's going to be closely resembling*

*the neighboring community and they're using updated materials so it's not going to be the low end of what the code used to be versus the top end of what we built yesterday; it's not going to be the left side homes being made with really inferior materials versus going to the right side; going to be relatively the same; that's the intent; they can go by the old code but it has be like materials, like quality, correct; Haire: yes, I read you the text; it's to interpretation what that means; I'll leave that to each individual member to interpret that.*

*Lynch: My opinion is if we are going to build something, we have one chance to build something right; we've all seen too many communities get developed around here, neighboring communities where there is a lot of vinyl siding, years down the road turns green; we get one chance to do this right; people are not going to change the exterior of their homes over time; they'll do everything to change the interior but never change the exterior; Bennett: what you're proposing is for quality you would prefer higher quality exterior, sacrifice interior amenities which people will update at a later point in time so that those costs, I don't run costs on interior molding versus exterior hardy board; I don't know what that calculation works out to how much hardy board you can get if you put in silver fittings versus brass fittings ; Lynch: Absolutely; there is going to be a cost difference; I think we experienced this with Middletown Farms; they were saying they couldn't meet these codes, and then when it came down to the final product, price was about the same and they are doing windows all the way around, doing soffits and facias, and they're willing to do concrete, fiber board, or natural siding around the whole structure, not just the front; these particular units they are looking to use vinyl siding on the front of them, not just the sides and back; not sure that's a look we want in our community; again, not trying to outprice homes, just trying to build better quality homes; Coolman: when it comes to vinyl siding, let's not forgot what old code said; thickness of the vinyl; first generation what Mr. Lynch referred to where we know the vinyl siding is warping, discoloring, heavy driven rain in a thunderstorm can crack them, put holes in them because they aren't insulated; versus today's vinyl siding which is thicker and according to our code and Middletown Farms, we mandated it be thicker when we set the new building code standards; that's what I think Mr. Lynch was more referring to; are we trapped with using that first generation vinyl versus getting a quality hardy plank or vinyl of today; that's where we have to take a look at what they are proposing; have to put our faith in them that that's the product you can get today. Bennett: sounds like there is a council request if Mr. Bills is willing to share what thickness of vinyl siding they will be apply; Coolman: or just talk about the exterior; Clark: or incorporate some wood around maybe the front; Lynch: I think concrete fiberboard all around; less expensive than wood and holds up better; that's what most people are wrapping their homes with now a days; or some wood-like product; as well as no bare sides; several elevations with absolutely no windows on them; when you drive to neighborhoods and see houses with just solid walls, it's not a good look; and no soffits and facias on the backs; they are on the fronts but not the backs; Walker: if this is left up for interpretation, I have to agree, if we could better that and add the wood and some of the items Mr. Lynch is mentioning; if we could ask for that, we should;*

*Bills: the intent is to use vinyl; I'm not the builder, I'm the developer for the site; but can find the spec of the vinyl they use; it's nothing old from a warehouse; do believe it's a higher quality than that of a decade ago; Redwood is vinyl, on front, side, and rear; I can understand the desire for that but ask for clarification is if the code says it has to be similar in material and style, in what way is ours not similar, so I can better respond on what might need to be change; our thought was, thought we had alignment with staff, what we had submitted met the intent of the standards set by the Redwood subdivision. Haire: what he is looking for is guidance on how they can become more architecturally compatible and complimentary to the adjacent development; Lynch: architecturally the facades need it, the sides need windows, the backs need overhangs, better quality siding all around; Coolman: but is that what we have with the neighboring community, how is it not compatible with the way Redwood is developed; Amos: from driving around, the original set is usually 2 or 3 or*

*4 connected so some have side doors, once in a while a window, but I don't know what the backs look like; all have the front garage, most of them are singles; there's no sides in the middle; are these free standing single units; Haire: yes, these would stand alone; Amos: it's going to be a tough comparison when you're comparing a multi-unit to a single unit; Lynch: one could argue that what's at Redwood and what's being proposed here are two completely different products all together; don't 100% match in character anyway, Redwood has garage front community and door is located on back on the side of the house, horrible in my opinion; these units look so much better; those proposed for Greengate; 100% better in appearance; we aren't talking the same in character from Redwood and here; somewhat similar in materials but think they can make better materials; I believe I have an opportunity to create a neighborhood with better finishes; Amos: we have a break, so in the interim if the builder could provide the specs of what they are planning to use and give us some idea of what they're putting on the sides, we have time to review that before the third reading, that would be helpful so if we have additional questions we can send them to you Mr. Haire; Lynch: my concern was the material used, the windows on all four sides, and soffits and facias on all four sides; so we have four sided architecture not just "Hollywood front" which is architectural slang that means you make the front look pretty and the rest of it "ehh"; Amos: there is a way to make it comparable to the other development, just asking to use better materials. Haire: I can have those discussions over the next month and bring something back to you.*

*Bills: I'd be glad to work with the staff there to discuss it, just look for clarity on that, I'll provide the details of the type of vinyl that we use; just ask that we aren't being held to a higher standard than Redwood was; that's been our understanding from day 1; I can check on the overhangs, the eaves, the different questions there; I know they used vinyl throughout; check out our quality of vinyl to provide clarity on it; Walker: since these are free standing, can we look at windows on all four sides; Haire: connected units have windows on all four sides of the building;*

**ORD 20-034**

Public Service

Sponsor: Lynch

An Ordinance to Repeal Section 333.03.1 of the Codified Ordinances of the City of Canal Winchester ([Ordinance, Exhibit A](#))

- Second Reading Only

**First Reading - NONE****I. Reports**

Mayor's Report

**20-150****Report**

*Mayor – add one additional thing to my report; City is going to have the July 17<sup>th</sup> "Music in the Park"; we cancelled the first two because of COVID; going to try to have the third one. It's going to be the Gas Pump Jockeys, have them every July, along with the car show; hopefully have around 30 to 50 cars.*

Fairfield County Sheriff

No report.

Law Director

*Hollins: request executive session at the end of the regular meeting for a couple items; one is on agenda as Old Business; it's the quasi-judicial hearing on the church and we can executive session to see if we have a*

*consensus on that matter; come back out of executive session and at that point take it up for issue; perhaps come to a conclusion on that; also have a personnel item to discuss with you; invite both Luke and Amanda for the first item, just Amanda for the personnel issue.*

*As a city, can form your own health board and run it yourself; or you can contract with the county board of health which is what we do; they are our board of health; on COVID related issues, we've been deferring to them; there has been discussion and local communities that have passed some form of executive orders about facemasks; we have continued to rely on the experts; this Wednesday the Board of Health is coordinating a meeting for the un-incorporated portion, the townships and all cities for which it is the board of health; county board of health will be taking the lead on any further orders in terms of facemasks; more to come on that; still evolving; Lynch: Dublin and Arlington imposed mandatory masks; are they governed by the Franklin Co. Board of Health or have their own; Hollins: they are governed by the county board of health; if asked me directly, when it comes to state law about a response to a pandemic or contagious diseases, that by state law is given to your board of health; looked at what they did; some had earlier issued emergency declaration in which they purported to give their administrative staff, their city managers, some authority to take further actions; think they've issued anything like that under earlier declarations of emergency; it's the role of the city; we have our board of health; we are taking action through our board of health, which in our case is a contracted board of health;*

*Bennett: Franklin Co. Board of Commissioners passed a resolution stating they supported the required use of masks; highly recommended might have been the language; how is the relationship between the County Commissioners and the Health Department; Hollins: same thing; Bennett: so if it's mandated by the County Commissioners, it's mandated down to the board of health as well; Hollins: Exactly; under state law your lead authority is the Board of Health; that's why the state board of health is issuing many of the mandates, not the Governor; Walker: in other cities, has it been a mayor's decision or a council decision; if it were, are they being fined if someone isn't wearing a mask; if there is no ordinance on the books, how do you fine someone for not wearing a mask if an ordinance isn't adopted by council; Hollins: I don't know about Columbus, but I think they came right out and said it wasn't something they were going to enforce; but anything we can do to encourage folks to help us stem the tide of further infection; but to answer your question, all depends on their form of government; it's usually the top administrator.*

*Finance Director*

*Jackson – been on vacation the last week so don't have much to report; thank you for passing the tax budget; it is required to be filed by mid-July so I will go ahead and get that done this week; our 2019 financial statement compilation was complete; with COVID, the Auditor of State's office gave an extension until the end of June; worked with the compiler, got it all done and filed, will be getting you a copy of that; keep in mind it's not audited; won't be audited until 2021.*

*Amos: reminder to submit your financial disclosure by July 19<sup>th</sup>.*

*Public Service Director*

**20-154**

**Report**

*Peoples: nothing to add to my written report; Amos: thank you for the sign for CW Recycles; got lots of additional people coming through; appreciate your staff getting that up so quickly; Walker: it jumped out at me over by the school when I was approaching the 25 mph, it does jump right out at you on the road; are we*

*doing the same thing with crosswalks; I've seen some cities as you're approaching a crosswalk it has painted signs designating that; since we have a community with golf carts and so much walking; Peoples: only one we have similar to that is at Washington and West Waterloo St; the high pedestrian traffic area; have saw teeth on there; gives it more of a warning then the signs as well.*

*Development Director*

*Haire: We did recently receive a warn notice, this is a notice of a mass layoff, from HFI who is one of our manufacturers in the automotive supply chain; laying off 90 people effective August 3; have been in contact with them and understand there is a change in their business, particularly due to COVID and the impact on the automotive industry so closely monitoring that with other manufacturers in the community; opportunity for HFI to recover some of those positions and create some space; shifting a production line to Alabama as a result of the changing of the folks they supply from this facility; so opportunity to gain new work by that freed up capacity; hopefully take place over next few months or next year sometime; warn notice required to be filed any time you have more than 50 people laid off; filed that with Ohio Department of Job and Family Services; make them aware there is a mass layoff of people happening; number of construction projects continuing or just starting; OPUS nearing completion of their project on Winchester Blvd; hopefully smaller building will be finished sometime in August; larger building the rear will be finished in September; getting paint on the buildings; starting to take shape; curbs in on extension of Winchester Blvd; no pavement yet but expecting in the next few weeks; few projects broken ground over the past few weeks; Panda Express starting to make progress there; but also back down Winchester Blvd the Learning Spectrum building is really starting to take shape; got some fire walls up; the hotel is starting to go vertical; have steel up on the first floor; in Canal Pointe, Skeleton Truck Lines will be breaking ground in the next few weeks; Northpoint has started to mobilize for construction on Bixby Rd; anticipating a closing on July 17<sup>th</sup> for that property; still working towards that; did give them right of entry and permission to start mobilizing on the site to start construction; going to be doing that on the 13<sup>th</sup>; seen them put silt fence up out there; utility work progressing there as it has over the last month; site will become a lot more active over the next few weeks;*

*Amos: Is the street sweeper from the OPUS project the one that is being put out on a regular basis in the morning; Haire: I believe they are doing that; Amos: It's 7 a.m. every day; Haire: There's three different projects taking place there; at various times may be other projects doing that; but it's frequently there with the amount of dust being generated right now; typically track mud on the street from a construction site; not the case right now; things pretty dry; lot of dust being tracked out there; Amos: driving down Groveport Rd noticed that the condominiums changed from Three Fountains to now it's the Ponds at Madison; do we know why that change occurred; Haire: didn't realize they were changing the name until I saw the sign go up; probably just a marketing decision on what they wanted to call the facility; Amos: are they condominiums or apartments; Haire: they will be condominiums; file condominium plat; condominium is a form of ownership; it's my understanding that that Rockford homes will be retaining ownership of all the units and renting them out; Coolman: wasn't it originally proposed that they were going to rent them out until they were full and completed and then they planned to sell them; Haire: there's no restriction on that; they are condominiums in the form of ownership but it just so happens that the owner is going to retain them all and rent them; Amos: I thought when we met with them originally, we stated that once they were ready to get rid of them that they had to sell them as individual units, not as a property; Haire: I don't believe there is any restriction on doing so; condominium is just a form of ownership; Lynch: I thought it was a 10 year; Bennett: it wasn't specified, just if they were going to divest from that investment we discussed them having to sell them as individual units as opposed to transferring them as a lot of apartments; Walker: I remember the 10 years also; Haire: that's there financing; Bennett: can we get clarification on that; Haire: the agreement just says that the property will be*

*developed as condominiums that are initially owned by Rockford; Amos: thought we had specified that when the time came they had to sell them as individual units; we didn't want it sold as an apartment complex; Haire: that isn't in the agreement as far as I know; haven't looked in quite some time; Amos: do we have a copy of that; pretty sure that was the agreement we came to with the owners; Lynch: what's the date on that; can check the minutes; Amos: that was at the Interurban; Bennett: that was an executive session; won't be any record of that; Walker: I believe the 10 years was when they could sell them; they could own them and rent them now but sell in 10 years; Haire: I'll send you a copy of that agreement.*

## **J. Council Reports**

*Work Session and Council Meetings on Monday, August 3, 2020 starting at 6:00 p.m.*

*Work Session and Council Meetings on Monday, August 17, 2020 starting at 6:00 p.m.*

*Committee of the Whole Meeting on Monday, August 31, 2020 at 6:00 p.m.*

*CW Human Services - Milliken*

*Milliken: starting to see an uptick in the number of clients servicing over there due to some of the layoffs due to COVID; so staying pretty busy; BrockWalk is coming up on 15<sup>th</sup> and 16<sup>th</sup> hosted by BrockStrong Foundation; Tools for School starting next week; the drop locations for school supplies in the past have been in places like the Community Center but with that building being shut off for the time being best suggestion would be at the Human Services facility; Market Day for the seniors resumed last week; super excited to get out and start participating in that again; things starting to pick up.*

*CWICC - Clark and Coolman*

*Clark: next meeting is July 29<sup>th</sup> at 11:30 at the Interurban Building; report on the McDorman Building meetings; had one meeting since the Town Hall meeting; mostly just discussing various issues from the air conditioning unit to what size type of countertops and the carpeting and tiles; getting into the nitty gritty; have two meetings this week; this Tuesday more in the interior; meet Friday as well.*

*CWJRD - Amos and Bennett*

*Bennett: next Executive Board meeting is Thursday, July 16<sup>th</sup> 7 p.m. on a Google Meet; Amos: the rec department is staring back with programming; offering new programming to get kids outside; have movie night coming up; maybe this Friday; whole series of them; 5 movies will be back to back; fortunate to get sponsors to help pay for that; as you know we are cash strapped right now; community members stepped up which is incredible; have a camp out, overnight camp out, on July 31<sup>st</sup>; one night event; flag retirement ceremony; Kona Ice is coming; different programs coming in to talk to the youth the next day and they get to play; holding that at Jackson Lake; want to thank them for partnering with us on that; started talking about adult programming; hoping to roll out adult ultimate frisbee; not frisbee golf; very competitive; lots of running; fun to watch; will be a pick up league; have adult tennis league coming out; doubles and singles; at the high school; had a resident step up wanting to help run that; very excited to have programming rolling again and getting people outside.*

*Destination: Canal Winchester - Walker*

*Walker: next meeting is July 28<sup>th</sup> at the Interurban at 6:30; report on the Farmers' Market; doing quite well; everyone is enjoying the new surroundings; the train station and the school; lot of compliments; Coolman: last week was the Canal Winchester Historical Society meeting and they thanked Destination for having the*

wisdom to pick their location to have Farmers' Market; said when we had it at Stradley Park last year, we gave the nonprofits space to raise memberships; having the train station and school open for tours has gotten them more interest and applications for membership already during COVID than all of last year; exposure is tremendous; projects that they need funding for, members of the public have come forward; example is the train in the back of the depot; train is now operation; have it running every weekend; it is a hit; last week they received something like \$1,000 donation to put into it if they need it; from a private resident that was just so impressed with it; only complaint we've had is it's more difficult for people with disabilities; don't have cement sidewalks everywhere; it is accessible; have paver stone sidewalks at the perimeter; also have one that cuts across the tracks; eagle scout project rebuilt the path over the tracks, made it wider for wheelchairs; big nemesis is people want to stroll down the middle where the crushed rock is; makes it difficult for wheelchairs; we understand that; have volunteers at every market that are there to help the disabled or elderly; have designated early shopping time; first half hour of the market is for those folks; we are going to partner with the city for a drive in movie night; will be in August; may have more future ones

#### K. Old/New Business

##### APL 20-001

Notice of Appeal Regarding the Denial by the Canal Winchester Planning and Zoning Commission of an Appeal to Overturn a Notice of Violation Issued by the Planning and Zoning Administrator Regarding Swine Being Housed on Property Located at 392 Sarwil Drive South ([Draft Findings of Fact Conclusions of Law](#))

Hollins: need a motion to adopt the Findings of Fact and Conclusions of Law that were drafted and put into your packet; for emotional support swine appeal; this is the result of our earlier discussions on this topic

**A motion was made by Bennett to adopt APL 20-001; seconded by Amos.**

Coolman: So a yes vote is in favor of the findings which is they are in violation; Hollins: that is correct; you are upholding the Zoning Officer's enforcement; Lynch: just want to add for the record that I support anyone that wants to have a therapy animal no matter how obscure it might be; but side with the facts and findings number 7 that says the residents did not attend either the P&Z meeting or this Council meeting; also the conclusions of law number 11 where they failed to really show proof how this animal was actually being used as an emotional support; because of those two things, I support the findings of the Planning and Zoning Commission; Coolman: for me, we have ordinances established and protocol is when you're considering purchasing one of these animals that are not allowed by ordinance; you should come to the city first; communication with the city was not done here; phone call or email into the city would have gotten their questions answered before they decided to make a purchase; puts council in a position where they are now asking us for a variance when the homework should have been done upfront; we have the ordinances in place for a reason; Walker: agree with the statements Mr. Lynch and Mr. Coolman mentioned; as people move into the city or don't know, city's door is always open; simple phone call or stop in to ask; not against anybody who needs it; Hollins: not trying to foreclose the opportunity to come to the zoning folks and ask for this; as Mr. Coolman mentioned, appropriate time to do that is before you actually acquire the animal; may be a necessary medical thing for some folks; zoning enforcement folks just doing their job; is an appeal process for this; there is an affirmative defense that if you as the resident would like bring that before us, might be able to establish that that is a defense to the violation; can keep the animal; burden is on you; only precedent we are setting is in this case; appellants did not bear that burden; not trying to forever foreclose the opportunity for folks who may have this legitimate need in the community to bring it before you. Walker: before we vote, yes means no

*swine; Hollins: correct; yes means no swine, no means yes swine.*

***The motion carried by the following vote:***

***Yes 6- Bennett, Amos, Coolman, Lynch, Millikan, Walker***

***Abstain 1- Clark***

**L. Adjourn to Executive Session @ 8:31 p.m.**

***A motion was made by Walker to adjourn to executive session, seconded by Bennett. The motion carried by the following vote:***

***Yes 6 - Walker, Bennett, Amos, Coolman, Lynch, Milliken***

***Abstain 1 – Clark***

***Council returned from Executive Session at 10:14 p.m.***

**APL 20-002**

Notice of Appeal Regarding the Approval of Variance Application VA-20-002 by the Canal Winchester Planning and Zoning Commission to Allow Internally Illuminated Signage at 6600 Bigerton Bend Which is Restricted by Chapter 1189.06(c) of the Canal Winchester Zoning Code. Applicant: DaNite Sign Company; Property Owner: Crossroads Christian Church. ([None](#))

*Hollins: would be appropriate for a member of council to make a motion to reverse the decision of the Planning and Zoning Commission granting the variance to allow internally illuminated lights; a yes vote on the motion to reverse would not allow the internally illuminated lights; a no vote on the motion to reverse would back up Planning and Zoning and Planning and Zoning granted the variance for internally illuminated;*

***A motion was made by Bennett to reverse the decision of the Planning and Zoning Commission to grant a variance allowing internally illuminated signage at 6600 Bigerton Bend, seconded by Lynch.***

*Hollins: on a motion to reverse, per our code, it takes a majority of council to overturn a decision of Planning and Zoning; four votes would overturn it and deny the variance; anything less than 4 votes would be no action and the decision of Planning and Zoning would be final; also, Mr. Walker, it's my understanding that you will not be participating in the vote; Walker: that is correct.*

*Amos: I do feel X Church has been a good neighbor to the city; made some accommodations to the city; helped pay for a road; however, does not fit into our code; do believe the church is still going to choose to illuminate a sign externally; want to make sure that if this is overturned, that we as Council, have no power to help assist in turning that light off before 10 o'clock; the church reserves the right by us overturning it to do that; Bennett: I concur with Mrs. Amos; X Church is a great community member; has tried to make concessions; any vote here is not us condemning them as a community member; just a council decision;*

***The motion carried by the following vote:***

***Yes 4 – Bennett, Amos, Coolman, Milliken***

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**No 2 – Lynch, Clark**

**Abstain - Walker**

*Hollins: with the 4 yeses, the decision is to reverse the grant of the variance; Amos: we are upholding the current code; Hollins: upholding the current code; not granting a variance which was for internal illumination; code does allow external illumination; no variance needed for external illuminate or the size of the signs; we have reversed the decision to allow internal illumination by Planning and Zoning*

**M. Adjournment @ 10:20 p.m.**

***A motion was made by Milliken to adjourn, seconded by Lynch. The motion carried by the following vote:***

***Yes 7- Milliken, Lynch, Amos, Bennett, Clark, Coolman, Walker***

DRAFT



*Madison Township Police Department*  
*Office of Chief*

**To:** *Mayor Mike Ebert and City of Canal Winchester Council*  
**From:** *Gary B. York, Police Chief*  
**cc:** *Susan Brobst, Township Administrator, File*  
**Date:** *July 1, 2020*  
**Re:** *Monthly Stat Report*

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Mayor Ebert and Council,

This memorandum contains the monthly activity and calls for service for the Madison Township Police Department inside the City of Canal Winchester Corporation limits for June 2020.

I'm pleased to inform you that The Madison Township Police Department recently received distinction through the Ohio Collaborative Community-Police Advisory Board as a certified Law Enforcement agency in the State of Ohio. This certification was made possible through our policies which focus on community-police relations in areas such as use-of-force, bias-free policing, and investigation of employee misconduct, among others.

If you should have any questions, please let me know.

*"Community Service...Together we can make a difference"*

**Madison Township Police Department  
Activity Summary  
City of Canal Winchester Corporation limits (Madison Township - Franklin County)**

	<b>6/1-30/2020</b>	<b>Y-T-D Total</b>
Total Calls for Service - Madison Township	1,635	9,935
Total Dispatched Calls - Madison Township	323	1,676
Total Non-Dispatched Calls - Madison Township	434	2,546
Total Calls for Service - City of Canal Winchester Corporation limits	103	818
Total Tickets - City of Canal Winchester Corporation limits	20	59
Total Patrol Miles Driven - Madison Township	12,864	77,950

*“Community Service...Together we can make a difference”*



# MADISON TOWNSHIP PD

*City of Canal Winchester Corporation limits - Anything inside*

Nature Code	Totals
Assist Other Unit - Mutual Aid	8
Brobst Park	10
Business Check	10
Disabled Vehicle	2
Driving Under the Influence OVI	1
Investigate Complaint	2
Investigation or Follow Up	2
On Patrol	35
Property Damage Accident	2
Suspicious Car	1
Suspicious Person	3
Suspicious Person/Vehicle	1
Traffic Detail	4
Traffic Jam or RoadBlock	1
Traffic Stop	21

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**Grand Total for this report is 103**



# Crash Totals By Date

Starting Date: 06/01/2020

Ending Date: 06/30/2020

MADISON TOWNSHIP POLICE

## Crash Severity

Total Fatal: 0  
 Total Injury: 6  
 Total PDO: 11  
 Unknown: 0

## Total Crashes: 17

### At Fault Age

Under 18: 4  
 18 to 20: 1  
 21 to 29: 3  
 30 to 39: 3  
 40 to 49: 3  
 50 to 69: 1  
 70 +: 0  
 Unknown: 1

## Unit Error

Driver: 16  
 Animal: 1  
 Unknown: 0

## People Details

Total Injuries: 8      Extrication by mechanical: 3  
 Total Ejected: 0      Extrication by non-mechanical: 0

Location	Total
CANAL WINCHESTER	1
Madison	16

CODE	DESCRIPTION	Total
4511.202	Failure to Control	3
4511.21A	Assured Clear Distance	2
4511.33	Marked lanes of travel	1
4511.38	Improper starting or backing of vehic	1
4511.42	Right-of-way rule when turning left	3
4511.43A	Stop Sign	1



# MADISON TOWNSHIP POLICE DEPARTMENT TICKET REPORT BY DATE AND GEO

For time period between 06/01/2020 and 06/30/2020

*City of Canal Winchester Corporation limits - Anything inside*

CFS#	Date	Location	Geo	ORC	Offense	Issuing Officer	Ticket#
20M-010334	06/07/2020	GENDER RD AT US RT 33	4	4511.21	SPEED	Officer B. Kranz-25	078039
20M-010350	06/07/2020	US RT 33 NEAR GENDER RD	4	4510.21, 4510	DRIVERS LICENSE OFFENSE	Officer R. Manning-24	078061
20M-010350	06/07/2020	US RT 33 NEAR GENDER RD	4	4511.39	FAILURE TO SIGNAL LANE CHANGE	Officer R. Manning-24	078061
20M-010440	06/09/2020	US RT 33 EAST NEAR ST RT 317	4	4510.12C1	DRIVERS LICENSE OFFENSE	Officer A. Gamblin-15	078025
20M-010440	06/09/2020	US RT 33 EAST NEAR ST RT 317	4	4511.21	SPEED	Officer A. Gamblin-15	078025
20M-010580	06/10/2020	US 33 EB NEAR E.O. GENDER RD	4	4510.12A1, 4510	DRIVERS LICENSE OFFENSE	Officer K. Chavez-13	078177
20M-010669	06/12/2020	US RT 33 W/B NEAR BOWEN RD	4	4511.21	SPEED	Officer J. Huston-12	078128
20M-010875	06/14/2020	US 33 WB NEAR GENDER RD	4	4510.12A1, 4510	DRIVERS LICENSE OFFENSE	Officer K. Chavez-13	078084
20M-010875	06/14/2020	US 33 WB NEAR GENDER RD	4	4513.02A	UNSAFE VEHICLE (BROKEN WINDSHIELD)	Officer K. Chavez-13	078084
20M-011099	06/18/2020	GENDER RD NEAR US 33	4	4503.11	EXPIRED TAGS	Officer K. Chavez-13	078085
20M-011099	06/18/2020	GENDER RD NEAR US 33	4	4510.12A1, 4510	DRIVERS LICENSE OFFENSE	Officer K. Chavez-13	078085
20M-011490	06/24/2020	US 33 WB NEAR RAGER RD	4	4510.12A1, 4510	DRIVERS LICENSE OFFENSE	Officer K. Chavez-13	078087
20M-011796	06/29/2020	US RT 33 NEAR GENDER RD	4	4510.16A, 4510	DRIVERS LICENSE OFFENSE	Officer R. Manning-24	078068
20M-011796	06/29/2020	US RT 33 NEAR GENDER RD	4	4503.21	FAILURE TO DISPLAY	Officer R. Manning-24	078068
20M-011796	06/29/2020	US RT 33 NEAR GENDER RD	4	4503.21	FAILURE TO DISPLAY	Officer R. Manning-24	078068
20M-011874	06/30/2020	US RT 33 NEAR GENDER RD	4	4510.12A1	DRIVING WITHOUT A VALID LICENSE	Officer R. Manning-24	078069
20M-011874	06/30/2020	US RT 33 NEAR GENDER RD	4	4511.33	MARKED LANES OF TRAVEL	Officer R. Manning-24	078069
20M-011874	06/30/2020	US RT 33 NEAR GENDER RD	4	4511.33	MARKED LANES OF TRAVEL	Officer R. Manning-24	078069
20M-011874	06/30/2020	US RT 33 NEAR GENDER RD	4	4510.16A, 4510	DRIVERS LICENSE OFFENSE	Officer R. Manning-24	078069
20M-011874	06/30/2020	US RT 33 NEAR GENDER RD	4	4513.263	SEATBELT / RESTRAINT OFFENSES	Officer R. Manning-24	078069

**Total Tickets Filed: 10**  
**Total Charges Written 20**

Kathryn Santore  
7355 Basil Road  
Baltimore, OH 43105  
[katyster@gmail.com](mailto:katyster@gmail.com)

July 16, 2020

City of Canal Winchester  
Attn: City Council & Mayor Michael Ebert  
36 South High Street  
Canal Winchester, OH 43110

Re: Resignation from Charter Review Commission

Dear City Council Members & Mayor Michael Ebert:

I regret to inform you that effective immediately I will be resigning my position on the Canal Winchester Charter Review Commission. I have sold my house and am no longer a resident of Canal Winchester.

Sincerely,  
Kathryn Santore

BOARD MEMBERS: Douglas J. Preisse, Chairman ★ Bradley K. Sinnott, Esq. ★ Kimberly E. Marinello ★ Michael E. Sexton

Edward J. Leonard, DIRECTOR      David R. Payne, DEPUTY DIRECTOR

Dear Central Ohio Community Partner,

As we approach the 2020 General Election, our Board of Elections is inviting all Central Ohio corporate and community partners to become a Champion of Democracy by teaming up with us to communicate essential voter education and poll worker recruitment information. As we prepare to conduct this historic election during a national pandemic, communicating vital election information using electronic, online, and non-traditional methods is essential to ensuring all Ohioans have the chance to vote in November.

The pandemic necessitates less face-to-face interaction and more electronic messaging to touch as many potential voters as possible. Whether you are a company with a large customer or employee base, or a school with faculty, staff, and students, your organization can assist in communicating a non-partisan voter education message to your networks by utilizing your existing customers mailings, website, emails, and social media channels.

Attached, is a series of electronic flyers developed by our office that will help educate and engage your networks. Additionally, we can provide you with social media graphics, videos or other formats that work best for your organization. These educational pieces are suitable for all Ohioans, as voting requirements are uniform throughout the State of Ohio.

In the coming weeks, we would like to discuss how to best partner with you to disseminate this information to your networks, or to brainstorm other communication methods including how to encourage your workforce to become poll workers. Please reach out to Aaron Sellers, our Public Information Officer, at 614-525-5351 or email [amseller@vote.franklincountyohio.gov](mailto:amseller@vote.franklincountyohio.gov) for more information.

We are truly all in this together! Let us show others in our State and the world what the “Franklin County Way” is!

Sincerely,



Edward J. Leonard, Director



David R. Payne, Deputy Director

# ABSENTEE & EARLY VOTING

2020 General Election



## ABSENTEE VOTING BY MAIL

*It's Safe, Secure, and Simple*

✓ **Absentee Voting is a three step process:**

- Request an application, or download and print your own
- Turn in application
- Receive ballot, mark selections and fill out ID envelope and return ballot by deadline

✓ **Commonly missed items on forms:**

- Signature
- Date of Birth
- Last Four Digits of Your Social Security Number
- Driver's License Number

✓ **Track your Absentee Ballot from Request to Ballot Acceptance using BallotTrax:**  
[www.franklincountyvotes.com](http://www.franklincountyvotes.com)

✓ **Deadline for returning an absentee ballot:**

- Postmark by Monday Nov. 2, 2020 and received within 10 days of Nov. 3, 2020
- Drop off at the Board of Elections by 7:30pm on Nov. 3, 2020

✓ **Make a request for an application by:**  
Calling 614-525-3100 or visiting  
<https://vote.franklincountyohio.gov/Voters/Absentee-Voting>

✓ **Request Sooner Rather Than Later**

### EARLY VOTING HOURS

1700 Morse Road, Columbus OH 43229

**OCT 6-16**

Weekdays Only,  
Monday-Friday

**8AM - 5PM**

**OCT 19-23**

Weekdays Only,  
Monday-Friday

**8AM - 6PM**

**OCT 24**

Saturday

**8AM - 4PM**

**OCT 25**

Sunday

**1PM - 5PM**

**OCT 26-30**

Weekdays Only,  
Monday-Friday

**8AM - 7PM**

**OCT 31**

Saturday

**8AM - 4PM**

**NOV 1**

Sunday

**1PM - 5PM**

**NOV 2**

Monday

**8AM - 2PM**

# A CALL TO SERVE



## For your service, you will receive:

- Paid training from the Board of Elections on Election Day procedures
- Compensation of at least \$148 for training and Election Day service. Additional compensation is available through:
  - *Supplemental training*
  - *Location set-up on Mon, Nov. 2*

Call 614.525.5393 or visit:  
**WORKELECTIONDAY.COM**

## To qualify for this opportunity, you must:

- Be a U.S. citizen and a registered voter in Franklin County
- Have transportation to the polls on Election Day
- Serve from 5:30 AM to at least 8:00 PM on Election Day

*Your  
Community  
Needs You  
Now, More  
Than Ever*



# 2020

## VOTER REGISTRATION QUICK FACTS

**Voter Registration Deadline: Monday October 5th, 2020**

✓ **To register/update online visit:**  
[www.voteohio.gov](http://www.voteohio.gov)

**You will need the following:**

- Name
- Current Residential Address
- Date of Birth
- Ohio Driver's License or State ID Number
- Last Four Digits of Your Social Security Number
- If you do not provide all of the above you will be prompted to print out a paper form to send to the Board of Elections.

✓ **Voters vote where voters live.**

- If you move or have a name change, you should update your registration.
- It is helpful if you provide a phone number or email address so we can contact you if there are any problems.

✓ **Moving?**

- Help keep our voter rolls accurate
- Update your registration to your new address; or
- Cancel your registration by filling out a cancellation form

✓ **Penmanship Matters!**

- Please fill out all voter registration forms legibly and in ink if possible.

✓ **If you are sending a paper registration form,** please send it in the mail - DO NOT email or fax - the Board of Elections needs your original, ink signature to process a paper form.

I am:  Registering as an Ohio voter  Updating my address  Updating my name

1. Are you a U.S. citizen?  Yes  No

2. Will you be at least 18 years of age on or before the next general election?  Yes  No

If you answered NO to either of the questions, do not complete this form.

3. Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ Middle Name (if any): \_\_\_\_\_ S.S. No.:

4. House Number and street street new address if changed: \_\_\_\_\_ Apt. or Unit: \_\_\_\_\_ City or Post Office: \_\_\_\_\_ Zip Code: \_\_\_\_\_

7. Additional Mailing Address (if necessary): \_\_\_\_\_ E. County (where you live): \_\_\_\_\_

8. Birthdate (MM/DD/YYYY) (required): \_\_\_\_\_ 10. Ohio Driver's License number OR Last Four Digits of Social Security number (one form of ID required to be selected or printed): \_\_\_\_\_ 11. Phone Number (optional): \_\_\_\_\_

12. PREVIOUS ADDRESS IF UPDATING CURRENT REGISTRATION - Previous House Number and Street: \_\_\_\_\_ Previous City or Post Office: \_\_\_\_\_ Previous County: \_\_\_\_\_ Previous State: Ohio \_\_\_\_\_

13. CHANGE OF NAME ONLY Former Legal Name: \_\_\_\_\_ Former Signature: \_\_\_\_\_

14. I declare under penalty of election qualification I am a citizen of the United States, will have lived in this state for 30 days immediately preceding the next election, and will be at least 18 years of age at the time of the general election.

Your Signature: \_\_\_\_\_ Date (MM/DD/YYYY): \_\_\_\_\_

FOR BOARD USE ONLY 3EC40/2 (rev. 4/13)

City, Village, Twp: \_\_\_\_\_ Ward: \_\_\_\_\_ Precinct: \_\_\_\_\_ School Dist.: \_\_\_\_\_ Cong. Dist.: \_\_\_\_\_ Senate Dist.: \_\_\_\_\_ House Dist.: \_\_\_\_\_



614-525-3100 | [vote.franklincountyohio.gov](http://vote.franklincountyohio.gov)  
1700 Morse Road, Columbus OH 43229

**ORDINANCE NO. 20-031**

**AN ORDINANCE AUTHORIZING THE MAYOR AND CLERK TO ACCEPT AND EXECUTE THE PLAT FOR VILLAGES AT WESTCHESTER, SECTION 9 PART 2**

WHEREAS, pursuant to Section 1117.04 (f) is provided that Council shall be presented final plats for final approval of subdivisions; and

WHEREAS, a final plat for Villages at Westchester, Section 9 Part 2, has been presented to the Planning Commission with a recommendation to City Council for approval;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

SECTION 1. That the Mayor and Clerk be and hereby are authorized to execute and accept the final plat of Villages at Westchester, Section 9 Part 2.

SECTION 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED: \_\_\_\_\_

\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_  
CLERK OF COUNCIL

\_\_\_\_\_  
MAYOR

DATE APPROVED: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
LEGAL COUNCIL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

\_\_\_\_\_  
CLERK OF COUNCIL

**Final Subdivision #FS-20-002  
Villages at Westchester, Section 9 Part 2**

Owner: Grand Communities, Ltd.  
Applicant: Grand Communities, Ltd.  
Location: PID 184-003289 (Connor Court Extension)  
Existing Zoning: PUD (Planned Unit District)  
Request: Final Subdivision for Villages at Westchester, Section 9 Part 2

Location and Surrounding Land Uses

The subject property consists of 4.213 acres to the north of the existing Connor Court stub. The applicant is requesting to Plat Section 9 Part 2, which will account for a total of 17 buildable lots and 1 reserve lot. To the north are single family homes along Groveport Road zoned R-3 (low density residential). To the west is a 48 unit condominium development being constructed by Rockford Homes. To the south is the Section 9.1 and 10 Part 2 of the Villages at Westchester subdivision. To the east is undeveloped ground zoned R-3 (low density residential).

Zoning

The subject parcel is zoned PUD (Planned Unit District). It is currently subject to the Villages at Westchester development text and conditions adopted by Ordinance 59-90, 81-91, 17-01, and 40-02. Sections 1 through 13 of the Villages at Westchester have been developed, with 57 lots remaining for homes to be constructed, out of the 771 single family platted lots.

VAW Section('s)	Available Lots
VAW Section 12	19
VAW Section 10	1
VAW Section 13	37

The approved development standards as part of the Villages at Westchester planned unit district are as follows.

- Building heights regarding the residential and non-residential structures as well as the off-street parking and loading standards shall comply with the requirements set forth by the Village of Canal Winchester Zoning Ordinance (as adopted by Ordinance 48-90). These standards include:
  - 60 feet of frontage on an approved public right-of-way, with 40 feet of frontage on a curve with a 60 feet lot width at the building line.
  - 30 feet front setback
  - 30 feet rear setback
  - 20 feet total side yard with a minimum of 8 feet on any side
  - A minimum finished floor area of 1,700 square feet for a 2 story home, 1,500 square feet for a one-and-a-half story and 1,300 square feet for a one story or split-level home.
  - The minimum lot size for any single family detached house shall be 8,000 square feet with an average lot size of not less than 9,000 square feet, except that a total of one hundred

and eight (108) lots in Sections 8 and 9 (as identified on the Phasing Plan, dated April 20, 1990) may have a minimum lot size of 7,200 square feet. Any lot in Section 8 or Section 10 which abuts an existing single family lot shall contain a minimum of 8,400 square feet and shall be a minimum of seventy (70) feet at the building line. No final development plan shall be filed for less than an entire section as shown on the Phasing Plan dated April 20, 1990.

#### Zoning Analysis

The Planning and Zoning Commission approved the final development plan #FDP-16-002 for Phase 9, 10 and 11.2 in October 2016. This approved plan called for 117 single family lots that are within the three sections. Section 9 will be broken up into two construction parts containing a total of 24 new lots. Section 9.2 will contain 17 single family lots.

With Section 9 Part 2 the applicant extended Connor Court for 17 additional lots. These lots conform to the Final Development Plan for the section. This section will also include a .912 acre reserve area behind lots 820-821 for a detention basin that serves this cul-de-sac. This reserve will have public access between lots 821 and the ditch via a 10' reserve access easement.

#### Staff Recommendation

Staff recommends the applicant's request for the Final Subdivision Plat #FS-20-002 be approved as presented and recommended to City Council for adoption.

# THE VILLAGES AT WESTCHESTER SECTION 9, PART 2

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF CANAL WINCHESTER,  
SECTION 25, TOWNSHIP 11, RANGE 21,  
SECTION 30, TOWNSHIP 15, RANGE 20,  
CONGRESS LANDS EAST OF THE SCIOTO RIVER



VICINITY MAP  
SCALE: 1" = 2000'

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF CANAL WINCHESTER, LOCATED IN SECTION 25, TOWNSHIP 11, RANGE 21, AND BEING IN SECTION 30, TOWNSHIP 15, RANGE 20, CONGRESS LANDS EAST OF THE SCIOTO RIVER, CONTAINING 5.755 ACRES OF LAND, MORE OR LESS, SAID 5.755 ACRES BEING OUT OF THAT 25.455 ACRE TRACT OF LAND DESCRIBED IN DEED TO GRAND COMMUNITIES, LTD. OF RECORD IN INSTRUMENT NO. 201706280088119, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, BY TODD E. HUSS, PRESIDENT, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "THE VILLAGES AT WESTCHESTER, SECTION 9, PART 2", A SUBDIVISION CONTAINING LOTS NUMBERED 805-821 INCLUSIVE AND RESERVE "H", AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF CONNOR COURT, SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT", "SANITARY EASEMENT", "ACCESS EASEMENT" OR "DRAINAGE EASEMENT". EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT. THOSE AREAS DESIGNATED AS ACCESS EASEMENT ARE RESERVED FOR THE PURPOSE TO PROVIDE INGRESS/EGRESS FROM THE PUBLIC ROADWAY TO THE REAR ACREAGE OF THE PLATTED RESERVE TO THAT ENTITY RESPONSIBLE FOR THE MAINTAINING SAID RESERVE.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA WITHIN SAID 25.455 ACRE TRACT OF LAND OWNED BY GRAND COMMUNITIES, LLC, AND ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENT" PARAGRAPH.

IN WITNESS WHEREOF, GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY BY, TODD E. HUSS, PRESIDENT, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

GRAND COMMUNITIES, LLC  
A KENTUCKY LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
TODD E. HUSS  
PRESIDENT

COMMONWEALTH OF KENTUCKY  
COUNTY OF BOONE:

THIS IS AN ACKNOWLEDGMENT CLAUSE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY TODD E. HUSS, PRESIDENT OF GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

MY COMMISSION EXPIRES \_\_\_\_\_

**CERTIFICATION:**

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

**DRAFT**

MARK ALAN SMITH  
PROFESSIONAL LAND SURVEYOR NO. S-8232

DATE

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020

PLANNING & ZONING ADMINISTRATOR,  
CITY OF CANAL WINCHESTER

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020

CHAIRMAN,  
PLANNING & ZONING ADMINISTRATOR,  
CITY OF CANAL WINCHESTER

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020

CITY ENGINEER,  
CITY OF CANAL WINCHESTER

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY ORDINANCE NO. \_\_\_\_\_ RIGHTS-OF-WAY FOR CONNOR COURT, HEREIN DEDICATED TO THE PUBLIC USE ARE HEREBY ACCEPTED AND APPROVED AS SUCH BY THE CITY OF CANAL WINCHESTER, OHIO.

MAYOR, CITY OF CANAL WINCHESTER

CLERK OF COUNCIL,  
CITY OF CANAL WINCHESTER

THIS PLAT SHALL NOT BE TRANSFERRED OR RECORDED UNTIL ALL ABOVE REQUIRED SIGNATURES ARE PLACED ON THIS PLAT.

TRANSFERRED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020

AUDITOR, FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020

AT \_\_\_\_ M.

FEE \$ \_\_\_\_\_

FILE NO. \_\_\_\_\_

RECORDED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2020

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

PLAT BOOK \_\_\_\_\_, PAGES \_\_\_\_\_

**ZONING:**

AT THE TIME OF PLATTING, THE PROPERTY BEING PLATTED HEREON IS ZONED:  
"PLANNED UNIT DISTRICT (PUD)"  
"LOW DENSITY RESIDENTIAL (R-3)"

**SETBACKS:**

FRONT YARD SETBACK: 30' MINIMUM  
REAR YARD SETBACK: 30'  
SIDE YARD SETBACK: 20' TOTAL SIDE YARD SETBACK WITH A MINIMUM OF 8'

**BASIS OF BEARINGS:**

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE EASTERLY LINE OF 13.689 ACRE TRACT AS SHOWN IN INSTRUMENT NUMBER 201612160173734 AS BEING SOUTH 04°28'49" WEST.

**SOURCE OF DATA:**

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

**IRON PINS:**

WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

**PERMANENT MARKERS:**

WHERE INDICATED HEREON UNLESS OTHERWISE NOTED ARE TO BE SET AND ARE SOLID IRON PINS, 1" IN DIAMETER, 30" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP BEARING THE STAMP "PERMANENT MARKER CEC".

NO	DATE	DESCRIPTION

**Civil & Environmental Consultants, Inc.**  
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085  
614-540-6633 · 888-598-6808  
www.cecinc.com

THE VILLAGES AT WESTCHESTER  
CITY OF CANAL WINCHESTER  
FRANKLIN COUNTY, OHIO

DATE:	MAY 2020	DRAWN BY:	KAS
DWG SCALE:	N/A	CHECKED BY:	DBP
PROJECT NO.:	162-435	APPROVED BY:	

DRAWING NO.:  
**PLAT**

P:\2016\162-435-Survey\Draw\162435-SP1-Sub 9-2.dwg(CORNER) LS(5/29/2020 - 08:40:00) - LP: 5/29/2020 2:34 PM





To: Audra DiOrio, CMC, Clerk of Council  
From: Andrew Moore, Planning and Zoning Administrator  
Date: June 9, 2020  
RE: Application FS-20-002

## RECOMMENDATION

Regular Meeting of Planning and Zoning Commission held June 8, 2020

**Motion** by Joe Donahue, seconded by Mark Caulk, to recommend to council approval of FS-20-002; to consider a Final Subdivision Plat for Villages at Westchester Section 9 Part 2; for property located at PID 184-003289. Applicant Grand Communities, Ltd. Owner Grand Communities, Ltd. Voting yes: Joe Donahue, Kevin Serna, Mike Vasko, Bill Christensen & Mark Caulk. **Motion Carried 5-0**

---

Andrew Moore  
Planning and Zoning Administrator

**ORDINANCE 20-032**

**AN ORDINANCE AUTHORIZING THE MAYOR AND CLERK TO ACCEPT AND EXECUTE THE PLAT FOR VILLAGES AT WESTCHESTER, SECTION 9 PART 1**

WHEREAS, pursuant to Section 1117.04 (f) is provided that Council shall be presented final plats for final approval of subdivisions; and

WHEREAS, a final plat for Villages at Westchester, Section 9 Part 1, has been presented to the Planning Commission with a recommendation to City Council for approval;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

SECTION 1. That the Mayor and Clerk be and hereby are authorized to execute and accept the final plat of Villages at Westchester, Section 9 Part 1.

SECTION 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED: \_\_\_\_\_

\_\_\_\_\_

PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_

CLERK OF COUNCIL

\_\_\_\_\_

MAYOR

DATE APPROVED: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_

LEGAL COUNCIL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

\_\_\_\_\_

CLERK OF COUNCIL

**Final Subdivision #FS-20-001  
Villages at Westchester, Section 9 Part 1**

Owner: Grand Communities, Ltd.  
Applicant: Grand Communities, Ltd.  
Location: PID 184-003289 (Connor Court Extension)  
Existing Zoning: PUD (Planned Unit District)  
Request: Final Subdivision for Villages at Westchester, Section 9 Part 1

Location and Surrounding Land Uses

The subject property consists of 4.032 acres to the north of the existing Connor Court stub. The applicant is requesting to Plat Section 9 Part 1, which will account for a total of 7 buildable lots and 1 reserve lot. To the north is Section 9 Parts 2 of the subdivision. To the west is Section 10 Part II of the subdivision. To the south is the existing Section 10 Part 2 of the Villages at Westchester subdivision. To the east is undeveloped ground zoned R-3 (low density residential).

Zoning

The subject parcel is zoned PUD (Planned Unit District). It is currently subject to the Villages at Westchester development text and conditions adopted by Ordinance 59-90, 81-91, 17-01, and 40-02. Sections 1 through 13 of the Villages at Westchester have been developed, with 57 lots remaining for homes to be constructed, out of the 771 single family platted lots.

VAW Section('s)	Available Lots
VAW Section 12	19
VAW Section 10	1
VAW Section 13	37

The approved development standards as part of the Villages at Westchester planned unit district are as follows.

- Building heights regarding the residential and non-residential structures as well as the off-street parking and loading standards shall comply with the requirements set forth by the Village of Canal Winchester Zoning Ordinance (as adopted by Ordinance 48-90). These standards include:
  - 60 feet of frontage on an approved public right-of-way, with 40 feet of frontage on a curve with a 60 feet lot width at the building line.
  - 30 feet front setback
  - 30 feet rear setback
  - 20 feet total side yard with a minimum of 8 feet on any side
  - A minimum finished floor area of 1,700 square feet for a 2 story home, 1,500 square feet for a one-and-a-half story and 1,300 square feet for a one story or split-level home.
  - The minimum lot size for any single family detached house shall be 8,000 square feet with an average lot size of not less than 9,000 square feet, except that a total of one hundred

and eight (108) lots in Sections 8 and 9 (as identified on the Phasing Plan, dated April 20, 1990) may have a minimum lot size of 7,200 square feet. Any lot in Section 8 or Section 10 which abuts an existing single family lot shall contain a minimum of 8,400 square feet and shall be a minimum of seventy (70) feet at the building line. No final development plan shall be filed for less than an entire section as shown on the Phasing Plan dated April 20, 1990.

#### Zoning Analysis

The Planning and Zoning Commission approved the final development plan #FDP-16-002 for Phase 9, 10 and 11.2 in October 2016. This approved plan called for 117 single family lots that are within the three sections. Section 9 will be broken up into two construction parts containing a total of 24 new lots. Section 9.1 will contain 7 single family lots.

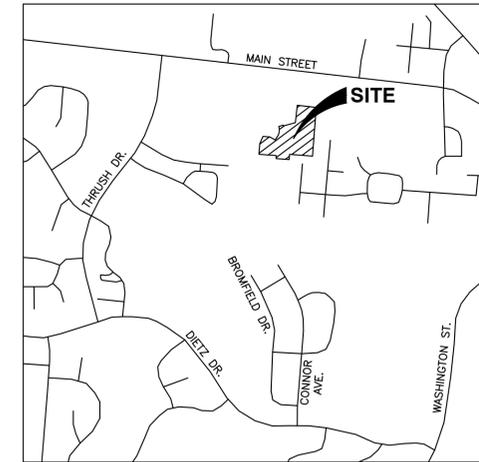
With Section 9 Part 1 the applicant extended Connor Court for 7 additional lots. These lots conform to the Final Development Plan for the section. This section will also include a 2.081 acre reserve area behind lots 749-751. This reserve will have public access between lots 749 and the ditch via a 10' reserve access easement.

#### Staff Recommendation

Staff recommends the applicant's request for the Final Subdivision Plat #FS-20-001 be approved as presented and recommended to City Council for adoption.

# THE VILLAGES AT WESTCHESTER SECTION 9, PART 1

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF CANAL WINCHESTER,  
SECTION 30, TOWNSHIP 15, RANGE 20, CONGRESS LANDS EAST OF THE SCIOTO RIVER



VICINITY MAP  
SCALE: 1"=1,000'

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF CANAL WINCHESTER, AND LOCATED IN SECTION 30, TOWNSHIP 15, RANGE 20, CONGRESS LANDS EAST OF THE SCIOTO RIVER, CONTAINING 4.032 ACRES OF LAND, MORE OR LESS, SAID 4.032 ACRES BEING OUT OF THAT 25.455 ACRE TRACT OF LAND DESCRIBED IN DEED TO GRAND COMMUNITIES, LTD OF RECORD IN INSTRUMENT NO. 201706280088119, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, GRAND COMMUNITIES, LLC., A KENTUCKY LIMITED LIABILITY COMPANY, BY TODD E. HUSS, PRESIDENT, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "THE VILLAGES AT WESTCHESTER, SECTION 9, PART 1", A SUBDIVISION CONTAINING LOTS NUMBERED 746-752 INCLUSIVE, AND RESERVE "B" AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF CONNOR COURT, SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT", "ACCESS EASEMENT" OR "DRAINAGE EASEMENT". EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT. THOSE AREAS DESIGNATED AS ACCESS EASEMENT ARE RESERVED FOR THE PURPOSE TO PROVIDE INGRESS/EGRESS FROM THE PUBLIC ROADWAY TO THE REAR ACREAGE OF THE PLATTED RESERVE TO THAT ENTITY RESPONSIBLE FOR THE MAINTAINING SAID RESERVE.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA WITHIN SAID 25.455 ACRE TRACT OF LAND OWNED BY GRAND COMMUNITIES, LLC., AND ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENT" PARAGRAPH.

IN WITNESS WHEREOF, GRAND COMMUNITIES, LLC., A KENTUCKY LIMITED LIABILITY COMPANY BY, TODD E. HUSS, PRESIDENT, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

GRAND COMMUNITIES, LLC  
A KENTUCKY LIMITED LIABILITY COMPANY  
BY: FISCHER DEVELOPMENT COMPANY

BY: \_\_\_\_\_

TODD E. HUSS  
PRESIDENT

COMMONWEALTH OF KENTUCKY  
COUNTY OF BOONE:

THIS IS AN ACKNOWLEDGMENT CLAUSE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY TODD E. HUSS, PRESIDENT OF GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

MY COMMISSION EXPIRES \_\_\_\_\_

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020

PLANNING & ZONING ADMINISTRATOR,  
CITY OF CANAL WINCHESTER

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020

CHAIRMAN,  
PLANNING & ZONING ADMINISTRATOR,  
CITY OF CANAL WINCHESTER

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020

CITY ENGINEER,  
CITY OF CANAL WINCHESTER

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY ORDINANCE NO. \_\_\_\_\_ RIGHTS-OF-WAY FOR CONNOR COURT, HEREIN DEDICATED TO THE PUBLIC USE ARE HEREBY ACCEPTED AND APPROVED AS SUCH BY THE CITY OF CANAL WINCHESTER, OHIO.

MAYOR, CITY OF CANAL WINCHESTER

CLERK OF COUNCIL,  
CITY OF CANAL WINCHESTER

THIS PLAT SHALL NOT BE TRANSFERRED OR RECORDED UNTIL ALL ABOVE REQUIRED SIGNATURES ARE PLACED ON THIS PLAT.

TRANSFERRED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020

AUDITOR, FRANKLIN COUNTY, OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020

RECORDER, FRANKLIN COUNTY, OHIO

AT \_\_\_\_ M.

FEE \$ \_\_\_\_\_

FILE NO. \_\_\_\_\_

RECORDED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2020

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

PLAT BOOK \_\_\_\_\_, PAGES \_\_\_\_\_

**ZONING:**

AT THE TIME OF PLATTING, THE PROPERTY BEING PLATTED HEREON IS ZONED: "PLANNED UNIT DISTRICT (PUD)" "LOW DENSITY RESIDENTIAL (R-3)"

**SETBACKS:**

FRONT YARD SETBACK: 30'  
REAR YARD SETBACK: 30'  
SIDE YARD SETBACK: 20' TOTAL SIDE YARD SETBACK

**BASIS OF BEARINGS:**

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE EASTERLY LINE OF 13.689 ACRE TRACT AS SHOWN IN INSTRUMENT NUMBER 201612160173734 AS BEING SOUTH 04°28'49" WEST.

**SOURCE OF DATA:**

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

**IRON PINS:**

WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

**PERMANENT MARKERS:**

WHERE INDICATED HEREON UNLESS OTHERWISE NOTED ARE TO BE SET AND ARE SOLID IRON PINS, 1" IN DIAMETER, 30" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP BEARING THE STAMP "PERMANENT MARKER CEC".

**CERTIFICATION:**

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

**DRAFT**

MARK ALAN SMITH  
PROFESSIONAL LAND SURVEYOR NO. S-8232

DATE \_\_\_\_\_

REVISION RECORD

NO. DATE DESCRIPTION

**CEC**  
**Civil & Environmental Consultants, Inc.**  
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085  
614-540-6633 · 888-598-6808  
www.cecinc.com

THE VILLAGES AT WESTCHESTER  
CITY OF CANAL WINCHESTER  
FRANKLIN COUNTY, OHIO

THE VILLAGES AT WESTCHESTER  
SECTION 9, PART 1

DATE: MAY 2020 DRAWN BY: KAS  
DWG SCALE: N/A CHECKED BY: MAS  
PROJECT NO: 162-435  
APPROVED BY:

DRAWING NO.:

**PLAT**

SHEET 1 OF 2

P:\2016\162-435-Survey\Draw\162435-5701-PLAT-SEC. 9-P1 1.dwg | L:\S\20\2020 - abachner | LP: 5/29/2020 2:44 PM



NORTH

SCALE IN FEET

0 40 80

LEONARD J. SENDEK AND DEBORAH D. SENDEK, TRUSTEES  
1.1367 ACRES  
IN: 201608310116015  
ZONED: R-3

LARRY B. FELTS AND MALISSA L. SCHERER  
1.1367 ACRES  
IN: 201603010024654  
ZONED: R-3

RYAN SIX AND ALEXANDRA SIX  
ORIGINAL 2.825 ACRES  
IN: 201811050150782  
ZONED: R-3

JANICE L. BAUGHMAN  
1.5021 ACRES  
IN: 200903120034811  
ZONED: R-3

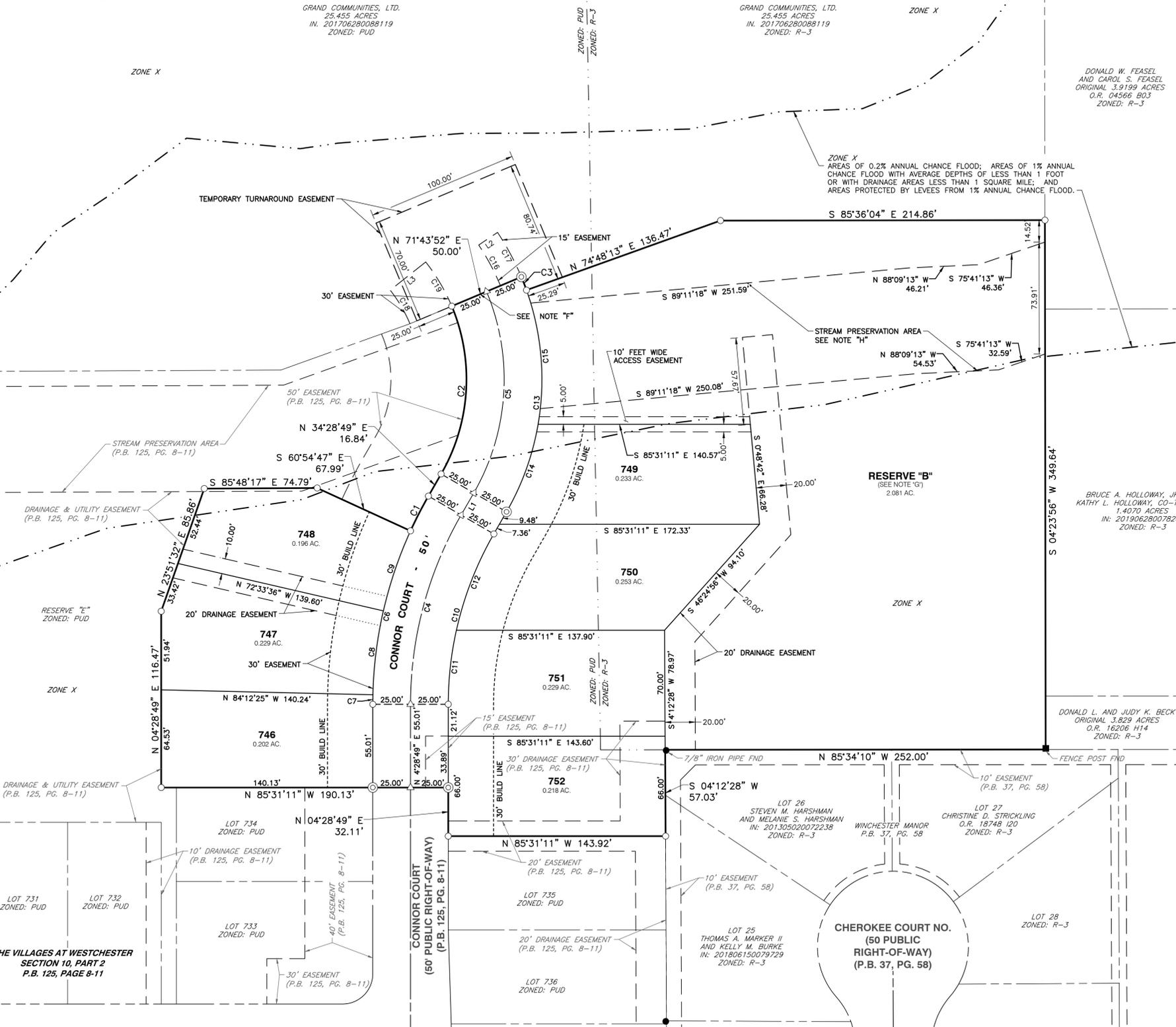
GRAND COMMUNITIES, LTD.  
25.455 ACRES  
IN: 201706280088119  
ZONED: PUD

GRAND COMMUNITIES, LTD.  
25.455 ACRES  
IN: 201706280088119  
ZONED: R-3

DONALD W. FEASEL AND CAROL S. FEASEL  
ORIGINAL 3.9199 ACRES  
O.R. 04566 B03  
ZONED: R-3

BRUCE A. HOLLOWAY, JR. AND KATHY L. HOLLOWAY, CO-TRUSTEES  
1.4070 ACRES  
IN: 201906280078201  
ZONED: R-3

DONALD L. AND JUDY K. BECK  
ORIGINAL 3.829 ACRES  
O.R. 16206 H14  
ZONED: R-3



**NOTE "A":** AT THE TIME OF PLATTING, BY GRAPHIC PLOTTING ONLY, "THE VILLAGES AT WESTCHESTER SECTION 9, PART 1", ARE IN: ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD). AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP FOR FRANKLIN COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39049C0454K WITH EFFECTIVE DATE OF JUNE 17, 2008.

**NOTE "B":** ACREAGE BREAKDOWN  
TOTAL ACREAGE: 4.032 ACRES  
ACREAGE IN LOTS 746-752 INCLUSIVE: 1.560 ACRES  
ACREAGE IN RESERVE "B": 2.081 ACRES  
ACREAGE IN RIGHT-OF-WAY: 0.391 ACRES  
  
ACREAGE OUT OF PID: 184-001350: 2.360 ACRES  
ACREAGE OUT OF PID: 184-003289: 1.672 ACRES

**NOTE "C":** AT THE TIME OF PLATTING, ELECTRIC, CABLE AND TELEPHONE SERVICE PROVIDERS HAVE NOT ISSUED INFORMATION REQUIRED SO THAT EASEMENT AREAS, IN ADDITION TO THOSE SHOWN ON THIS PLAT AS DEEMED NECESSARY BY THESE PROVIDERS FOR INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT. EXISTING RECORDED EASEMENT INFORMATION ABOUT "THE VILLAGES AT WESTCHESTER SECTION 9, PART 1" OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORDS, INCLUDING THOSE IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

**NOTE "D":** THE PURPOSE OF THIS PLAT IS TO SHOW CERTAIN PROPERTY, RIGHT OF WAY, AND EASEMENT BOUNDARIES, AS OF THE TIME OF PLATTING. AT THE REQUEST OF ZONING AND PLANNING AUTHORITIES AT THE TIME OF PLATTING, THIS PLAT SHOWS SOME OF THE LIMITATIONS AND REQUIREMENTS OF THE ZONING CODE IN EFFECT ON THE DATE OF FILING THIS PLAT FOR REFERENCE ONLY. THE LIMITATIONS AND REQUIREMENTS MAY CHANGE FROM TIME TO TIME AND SHOULD BE REVIEWED TO DETERMINE THE THEN CURRENT APPLICABLE USE AND DEVELOPMENT LIMITATIONS OF THE ZONING CODE AS ADOPTED BY THE GOVERNMENT AUTHORITY HAVING JURISDICTION. THE THEN APPLICABLE ZONING CODE SHALL HAVE CONTROL OVER CONFLICTING LIMITATIONS AND REQUIREMENTS THAT MAY BE SHOWN ON THIS PLAT. THIS NOTE SHOULD NOT BE CONSTRUED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS, PRIVATE USE RESTRICTIONS, COVENANTS RUNNING WITH THE LAND OR TITLE ENCUMBRANCES OF ANY NATURE, EXCEPT TO THE EXTENT SPECIFICALLY IDENTIFIED AS SUCH.

**NOTE "E":** A PORTLAND CEMENT CONCRETE SIDEWALK, FOUR FEET IN WIDTH, SHALL BE CONSTRUCTED/INSTALLED BY THE BUILDER OF THE HOUSE ALONG THE STREET FRONTAGE OF EACH LOT IN "THE VILLAGES AT WESTCHESTER SECTION 9, PART 1". THE SIDEWALK SHALL BE LOCATED IN THE STREET RIGHT-OF-WAY.

**NOTE "F":** NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET IS EXTENDED BY PLAT OR DEED.

**NOTE "G":** RESERVE "B" AS DESIGNATED AND DELINEATED HEREON SHALL BE OWNED AND MAINTAINED BY THE VILLAGES AT WESTCHESTER HOMEOWNERS ASSOCIATION FOR OPEN SPACE. AN EASEMENT FOR DRAINAGE AND UTILITY PURPOSES SHALL BE GRANTED TO THE CITY OF CANAL WINCHESTER FOR THE PURPOSE OF THE MAINTENANCE OF DRAINAGE FEATURES AS SHOWN ON THE IMPROVEMENT PLANS FOR THIS DEVELOPMENT.

**NOTE "H":** THE STREAM PRESERVATION AREA SHALL FOREVER BE RESTRICTED FROM DEVELOPMENT WITH BUILDINGS, STRUCTURES, AND USES AND THE NATURAL STATE OF SAID AREA SHALL REMAIN UNDISTURBED. IT IS ALSO THE INTENT AND PURPOSE OF THE STREAM AND/OR WETLAND PRESERVATION AREA TO RESTRICT AND FORBID ANY ACTIVITY OR USE WHICH WOULD AS A NATURAL CONSEQUENCE OF SUCH, IMPEDE OR MAKE MORE DIFFICULT THE ACCOMPLISHMENT OF THE PURPOSE OF WHICH THE SAID AREA WAS CREATED.

ADDITIONAL RESTRICTIONS INCLUDE:

1. NO DUMPING OR BURNING REFUSE.
2. NO HUNTING OR TRAPPING.
3. NATURAL RESOURCES OF THE AREA SHALL REMAIN UNDISTURBED AND NO TOPSOIL, SAND GRAVEL, OR ROCK SHALL BE EXCAVATED, REMOVED OR GRADED.
4. NOTHING SHALL BE PERMITTED OR OCCUR ON THE PREMISES WHICH WOULD CONTRIBUTE TO THE EROSION OF THE LAND AND NO TREES SHALL BE CUT OR RIVED UNLESS FOR ANY ISSUES AND/OR IMPACTS ARISING FROM THE AREA DELINEATED AND SHOWN HEREON AS STREAM PRESERVATION AREA INCLUDING, BUT NOT LIMITED TO STORM WATER DRAINAGE, INSECT CONTROL OR WET SOIL CONDITIONS.
5. NO PRIVATE ENCROACHMENTS SHALL BE PERMITTED, SUCH AS, BUT NOT LIMITED TO, PLANTING OF FLOWERS, SHRUBS, GARDEN MATERIAL, ETC. DUMPING OF TRASH OR DEBRIS, OR THE INSTALLATION OF ANY TYPE OF RECREATION OR OTHER FACILITY OR CONVENIENCE.

NO ROADWAY OR ANY FACILITY OF ANY PUBLIC UTILITY OTHER THAN EXISTING ROADWAYS AND PUBLIC UTILITY FACILITIES OR THOSE OUTLINED IN THE ORIGINAL PLAN SHALL BE PERMITTED TO BE CONSTRUCTED OR INSTALLED IN THE PREMISES.

NOTICE IS HEREBY GIVEN TO THE OWNERS OF ALL OF THE LOTS IN THE THE VILLAGES AT WESTCHESTER SUBDIVISION THAT THE CITY OF CANAL WINCHESTER, OHIO, SHALL BE HELD HARMLESS FOR ANY ISSUES AND/OR IMPACTS ARISING FROM THE AREA DELINEATED AND SHOWN HEREON AS STREAM PRESERVATION AREA INCLUDING, BUT NOT LIMITED TO STORM WATER DRAINAGE, INSECT CONTROL OR WET SOIL CONDITIONS.

**NOTE "I":** THE PROPERTY SHOWN AND PLATTED HEREON IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR THE VILLAGES AT WESTCHESTER SECTION 9, PART 1 RECORDED IN INSTRUMENT NUMBER \_\_\_\_\_ IN FRANKLIN COUNTY, OHIO AS MAY BE AMENDED OR SUPPLEMENTED.

LINE #	DIRECTION	LENGTH
L1	N 34°28'49" E	16.84'
L2	N 60°47'37" E	15.00'
L3	N 56°08'54" E	30.00'

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	275.00'	5°23'36"	25.89'	25.88'	N 31°47'01" E
C2	125.00'	52°44'58"	115.08'	111.06'	N 08°06'21" E
C3	175.00'	3°04'21"	9.38'	9.38'	S 16°43'58" E
C4	250.00'	30°00'00"	130.90'	129.41'	N 19°28'49" E
C5	150.00'	52°44'58"	138.10'	133.27'	N 08°06'21" E
C6	275.00'	24°36'24"	118.10'	117.20'	N 16°47'01" E
C7	275.00'	1°18'45"	6.30'	6.30'	S 05°08'12" W
C8	275.00'	11°38'49"	55.90'	55.81'	S 11°36'59" W
C9	275.00'	11°38'49"	55.90'	55.81'	S 23°15'49" W
C10	225.00'	30°00'00"	117.81'	116.47'	S 19°28'49" W
C11	225.00'	12°32'48"	49.27'	49.17'	N 10°45'14" E
C12	225.00'	17°27'12"	68.54'	68.27'	N 25°45'14" E
C13	175.00'	49°40'37"	151.73'	147.02'	S 09°38'31" W
C14	175.00'	20°13'35"	61.78'	61.46'	N 24°22'02" E
C15	175.00'	29°27'02"	89.95'	88.96'	N 00°28'16" W
C16	160.00'	10°56'15"	30.54'	30.50'	N 23°44'16" W
C17	175.00'	10°56'15"	33.41'	33.36'	S 23°44'16" E
C18	95.00'	15°34'57"	25.84'	25.76'	N 26°03'37" W
C19	125.00'	15°34'57"	34.00'	33.89'	S 26°03'37" E

- I.P. FOUND
- ▲ MAG NAIL FOUND
- I.P. SET
- ⊙ PERMANENT MARKER SET
- △ MAG NAIL SET

NO	DATE	DESCRIPTION

**Civil & Environmental Consultants, Inc.**  
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085  
614-540-6633 · 888-598-6808  
www.cecinc.com

**THE VILLAGES AT WESTCHESTER**  
CITY OF CANAL WINCHESTER  
FRANKLIN COUNTY, OHIO

**THE VILLAGES AT WESTCHESTER**  
SECTION 9, PART 1

DATE:	MAY 2020	DRAWN BY:	KAS
DWG SCALE:	1"=40'	CHECKED BY:	MAS
PROJECT NO.:	162-435	APPROVED BY:	

DRAWING NO.: **PLAT**  
SHEET 2 OF 2

PL 2016162-435 - Survey (Dwg) 162435-5701-PLAT-SEC. 9-P1 1.dwg | L:\05\20\2020 - 08\26\2020 - LP: 5/29/2020 2:45 PM



To: Audra DiOrio, CMC, Clerk of Council  
From: Andrew Moore, Planning and Zoning Administrator  
Date: June 9, 2020  
RE: Application FS-20-001

## RECOMMENDATION

Regular Meeting of Planning and Zoning Commission held **June 8, 2020**

**Motion** by Joe Donahue, seconded by Kevin Serna, to recommend to council approval of FS-20-001; to consider a Final Subdivision Plat for Villages at Westchester Section 9 Part 1; for property located at PID 184-003289. Applicant Grand Communities, Ltd. Owner Grand Communities, Ltd. Voting yes: Joe Donahue, Kevin Serna, Mike Vasko, Bill Christensen & Mark Caulk. **Motion Carried 5-0**

---

Andrew Moore  
Planning and Zoning Administrator

**ORDINANCE NO. 20-033**

**AN ORDINANCE APPROVING THE FINAL DEVELOPMENT PLAN FOR THE GREENGATE RESIDENTIAL DEVELOPMENT**

WHEREAS, the final development plan for Greengate Residential Development has been approved with conditions by the Planning and Zoning Commission; and

WHEREAS, per Ordinance No. 52-01, all final development plans of the Pifer property are also to be approved by the Council of the City of Canal Winchester.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

SECTION 1. That the City Council hereby approves the Final Development Plan for Greengate Residential Development which is attached hereto as Exhibit A, subject to and conditioned upon, with the following conditions:

1. The turn lane improvements along Hill Road be constructed with Phase 1 of the development.
2. The applicant is responsible for the proportional share of offsite traffic improvements.

SECTION 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED: \_\_\_\_\_

\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_  
CLERK OF COUNCIL

\_\_\_\_\_  
MAYOR

DATE APPROVED: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
LEGAL COUNCIL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

\_\_\_\_\_  
CLERK OF COUNCIL

Application for  
Final Development Plan  
**Greengate Residential Development**

City of Canal Winchester, Ohio

January 21, 2020

Applicant: DDC Management  
3601 Rigby Rd, Suite 300  
Miamisburg, OH 45342  
(937) 401-3844  
Ryan Reed

Property Owners: Pifer Tract Five Limited Partnership  
1519 Bottomwood Dr.  
Hebron, KY 41048  
  
Tipani Pifer Hickey  
9450 E. State Road 32  
Zionsville, IN 46077

Property: Hill Rd, Canal Winchester, Ohio 43110

Approx. Site Total: 46.17± acres

Tax Parcel Numbers: 0420388600  
0420388500

Project Engineer/Planner: CESO, Inc.  
2800 Corporate Exchange Drive, Suite 160  
Columbus, Ohio 43231  
(614) 942-3019  
Jonathan S. Buchanan, PE

Project Developer: DDC Management  
3601 Rigby Rd, Suite 300  
Miamisburg, OH 45342  
(937) 401-3844  
Ryan Reed

Proposed Application: PRD-Planned Residential District development plan and text  
detached condominiums (Zoning per Ordinance No. 52-01 passed  
9/17/2001)

Project Narrative:

The project site consists of approximately 46.17 acres located on the west side of Hill Road, north of Carriage Place. The site, zoned PRD, is comprised of farm field and woods.

Currently located around the proposed development to the:

- north of the property is Busey Rd
- south of the property is US 33
- east of the property is farm field
- west of the property is Redwood Canal Winchester Subdivision

The proposed development will consist of a detached condominium development (approximately 191 pads).

Utilities/Public Services:

- A. All utilities shall be underground, whenever possible, except for telephone and cable pedestals and electric transformers.
  1. Waterline: Waterline service throughout the development will be public.
  2. Sanitary: Sanitary service throughout the development will be public.
  3. Drainage: A retention pond is being proposed at the southwest corner of the residential development. Maintenance of the retention pond will be the responsibility of the Condominium Association.

Traffic

A. Traffic Impact Study

- 1. A Traffic Impact Study has been conducted and provided with the Final Development Plan. Traffic improvements shall be subject to County and City approval.
- 2. Roadway improvements along Hill Road shall be installed in accordance with the approved Traffic Study recommendations.

Residential Development Standards

The following are Development Standards for the Subdivision, provided however, in the event a standard, provision, or requirement is not provided, the standards, provisions and requirements set forth in the Ordinance 41-01 including any amendments as were in effect as of September 17, 2001.

A. General Standards

Site Acreage:	46.17 Acres
Number of Pads:	191 pads
Typical Pad Size:	30'x 75'
Building Setbacks:	25' (Front) from Right of Way / 10' (Side) Between Buildings / 25' (Rear)

- 1. All proposed roads are public and designed to comply with city standards, unless otherwise noted on the Development Plan.
- 2. On street parking will be allowed on both sides of the street.

B. Building, Setback and Height Restrictions

- 1. Subject to rules the board of directors adopts, the board may authorize the use of Limited Common Elements, as distinguished from the Common Elements and Exclusive Use Areas, for the construction of open, unenclosed patios and decks or similar improvements provided that the improvements are attached to the Unit, maintained and insured by the owner of the Unit to which the Limited Common Area is appurtenant.
  - i. The side boundaries of the Limited Common Area shall generally be as follows:
    - The side boundary line shall be the line that divides the distance between the Unit and the adjacent Unit extending from the front of the primary structure of the Unit to the rear of the primary structure of the Unit.
    - If the side of a Unit is not adjacent to another Unit, then the side

boundary line on that side of the Unit shall be a maximum of five (5') feet.

ii. The rear boundary of the Limited Common Area shall generally be as follows:

- The rear boundary line shall be thirty (30') feet from the rear of the primary structure of the Unit extending from one side boundary of the Unit to the other side boundary of the Unit.

2. No fences other than "invisible fences" for pet containment shall be allowed.
3. Dwelling Units shall be single-family, detached residences. The maximum building height shall not exceed thirty feet (35') in height from top of foundation to ridge of roof line.
4. There shall be no maximum lot coverage requirement.
5. House square footages (which shall be defined as habitable, heated, above-ground living space) shall be not less than twelve hundred (1,200) square feet.

C. Architectural and Design Standards:

1. In accordance with Ordinance 41-01, including any amendments as were in effect as of September 17, 2001, detached condominiums shall incorporate common elements of style, color schemes and materials such that they are architecturally compatible and complimentary.

Elevations shown in Appendix D are sample elevations and not the ONLY building design permitted.

Condominium Association Responsibilities

1. Condominium Association: All residential property owners located within Greengate will be required to join and maintain membership in a forced and funded condominium association (the "Association"), which will be formed prior to any units being sold.
2. Association shall be responsible for lawn maintenance for common areas and exclusive use areas. Lawn maintenance, by the Association, for Limited Common Areas shall be determined by the board of directors on a case by case basis.
3. Reserve areas/common areas and landscaping of those reserve areas are to be maintained by the Association.
4. The homeowner will be responsible for maintenance and repair of own dwelling structure.
5. The Board will be turned over at the expiration of the Development Period. Within ninety

(90) days after the expiration of the Development Period, the President of the Association shall call a special membership meeting (“Development Period Special Meeting”). At the Development Period Special Meeting, all Declarant appointed Directors shall be deemed removed from office, and the Class A Members, including the Declarant if it is then an Owner, shall elect a Director to fill each vacancy on the Board.

Development Period. "Development Period" means the period commencing on the date on which this Declaration is recorded and terminating on the earlier to occur of: (i) within thirty (30) days following the date when one hundred percent (100%) of the Dwelling Units which may be built on the Property or Additional Property have been deeded by either Declarant and/or any Builder to a third party purchaser; or (ii) thirty (30) years from the date of recording of the Declaration.

#### Landscaping, and/or Screening Commitments

The proposed development shall comply with all landscape regulations set forth in part eleven Chapter 1191 of the codified ordinances of Canal Winchester.

## APPENDICES

- A. Final Development Plan Application
- B. Final Development Plan
- C. Traffic Study
- D. Detached Condominium Elevations
- E. Council Ordinance 52-01

To view the appendices, please click [here](#).

June 9, 2020

Jonathan Buchanan  
2800 Corporate Exchange Drive, Suite 400  
Columbus, OH 43231

Re: Application #FDP-20-002

To Whom it May Concern:

The Planning and Zoning Commission heard your above referenced application at their June 8, 2020 meeting. Following discussion, the Commission passed a motion to approve Final Development Plan application #FDP-20-002 with the following conditions and recommend to City Council for approval:

1. The turn lane improvements along Hill Road be constructed with Phase 1 of the development.
2. The applicant is responsible for the proportional share of offsite traffic improvements.

This application is scheduled for the first reading on the June 15, 2020 Council Agenda.

If you have any questions regarding the above, please give me a call at (614) 837-6742 or e-mail me at [amoore@canalwinchesterohio.gov](mailto:amoore@canalwinchesterohio.gov).

Sincerely,

Andrew Moore  
Planning and Zoning Administrator

# CITY COUNCIL

June 15, 2020

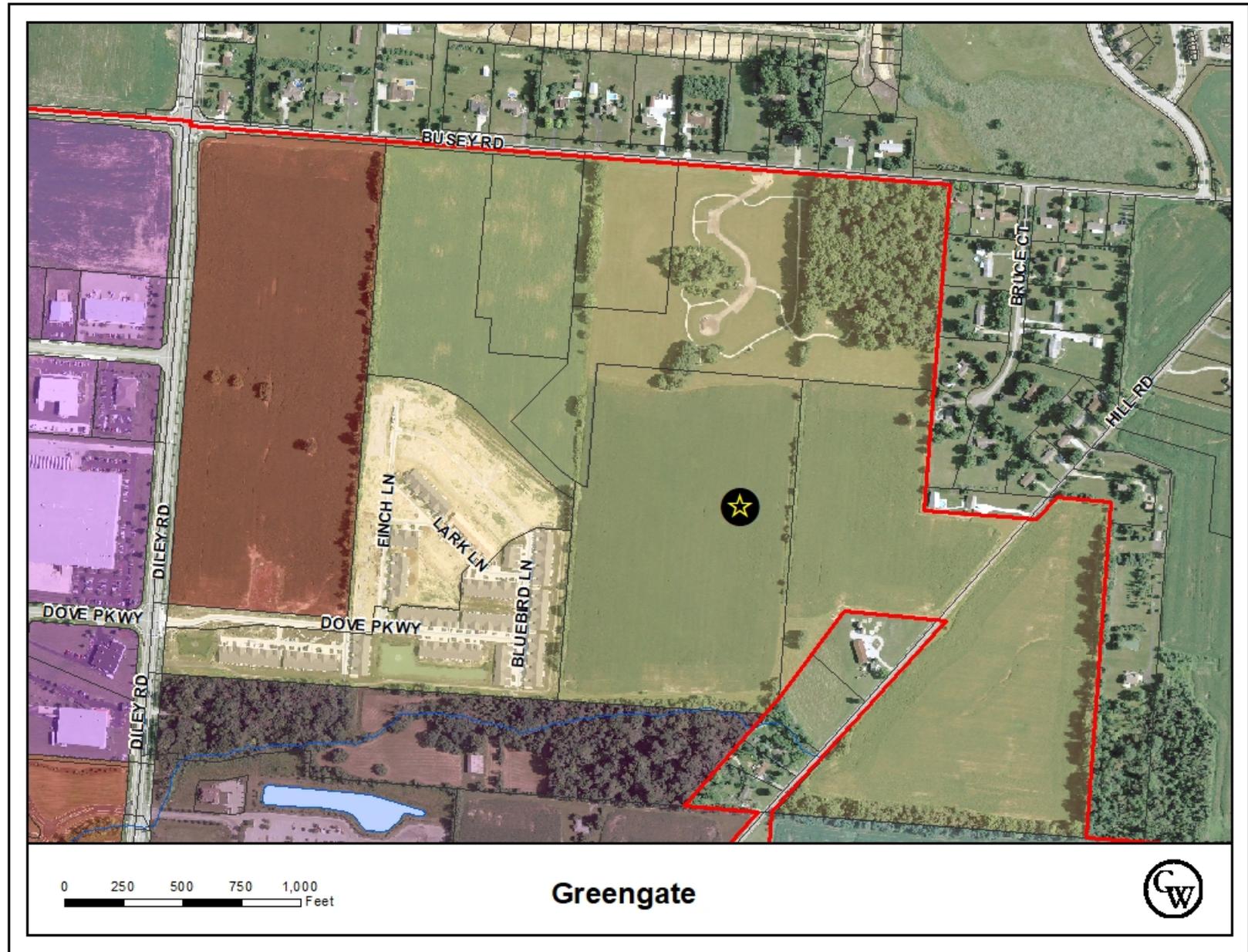
# Application #FDP-20-002

**Owner:** Pifer Tract Five Limited Partnership

**Applicant:** DDC Management

**Location:** PID 042-0388600 & 042-0388500

**Request:** Final Development Plan for a 191 unit detached condominium community.



08-06-01  
O-08-01H  
Sponsor:

ORDINANCE NO. 52-01

AN ORDINANCE TO ZONE 40.346 +/- ACRES OF PROPERTY OWNED BY RUTH E. PIFER, ET AL., TO PLANNED COMMERCIAL DISTRICT, TO ZONE 87.945 +/- ACRES OF SUCH PROPERTY TO PLANNED INDUSTRIAL DISTRICT, TO ZONE 168.967 +/- ACRES OF SUCH PROPERTY TO PLANNED RESIDENTIAL DISTRICT, TO APPROVE THE PRELIMINARY PLAN AND DEVELOPMENT STANDARDS TEXT FOR SUCH TRACT

WHEREAS, a petition for annexation of 297.258 +/- acres in Violet Township was duly filed by Ruth E. Pifer, et al. and approved for annexation by the Village of Canal Winchester; and

WHEREAS, the applicant wishes to rezone this property into appropriate planned districts;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF CANAL WINCHESTER, STATE OF OHIO:

**SECTION 1.** That, immediately upon annexation, the zoning map of the Village of Canal Winchester, Ohio be and the same is hereby amended as follows:

That the 40.346 +/- acres of such annexed property, owned by Ruth E. Pifer, et al., as fully set forth in the Rezoning Boundary Plan attached hereto as Exhibit "D" and incorporated herein by reference, is zoned Planned Commercial District (PCD).

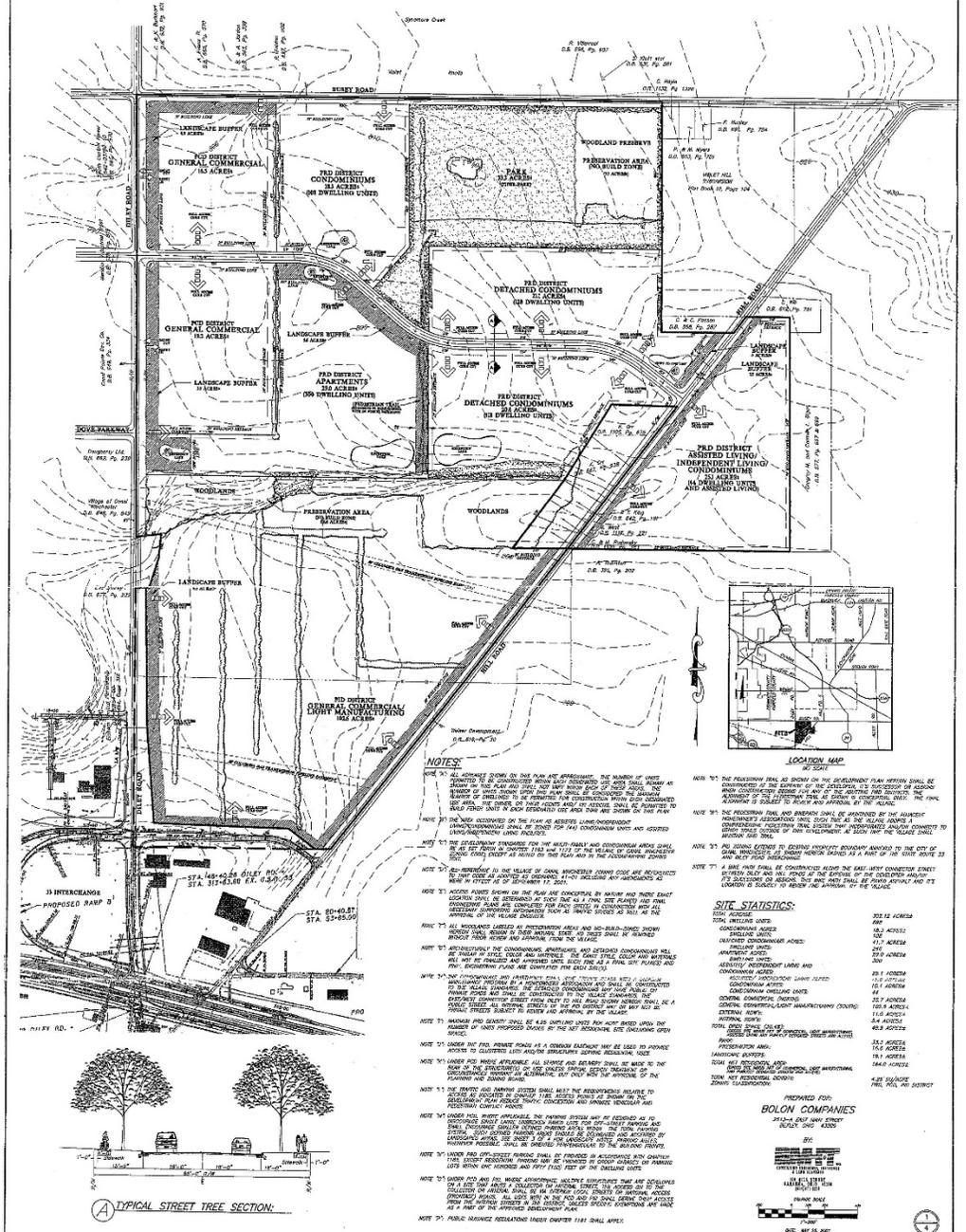
**SECTION 2.** That, immediately upon annexation, the zoning map of the Village of Canal Winchester, Ohio be and the same is hereby amended as follows:

That the 87.945 +/- acres of such annexed property, owned by Ruth E. Pifer, et al., as fully set forth in the Rezoning Boundary Plan attached hereto as Exhibit "D" and incorporated herein by reference, is zoned Planned Industrial District (PID).

**SECTION 3.** That, immediately upon annexation, the zoning map of the Village of Canal Winchester, Ohio be and the same is hereby amended as follows:

That the 168.967 +/- acres of such annexed property, owned by Ruth E. Pifer, et al., as fully set forth in the Rezoning Boundary Plan attached hereto as Exhibit "D" and incorporated herein by reference, is zoned Planned Residential District (PRD).

EXHIBIT "A"  
DEVELOPMENT PLAN FOR:  
**DILEY/ HILL ROAD**













REV./CON. DESCRIPTION  
NO. DATE

FINAL DEVELOPMENT PLAN

**GREENGATE**

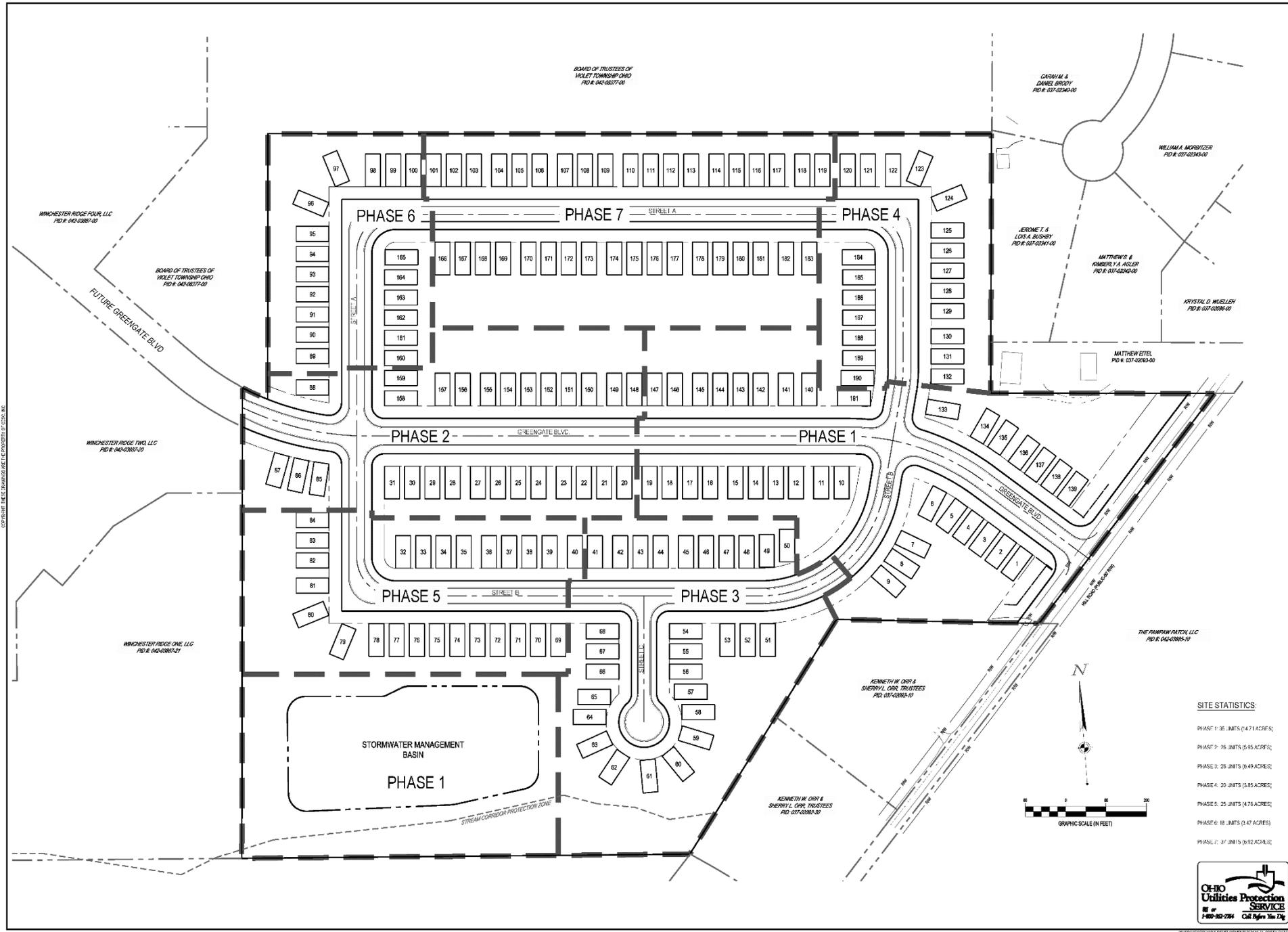
OSHA #1 WINCHESTER  
FAIRFIELD COUNTY, OHIO

PHASING PLAN

ISSUE:  
NOT FOR CONSTRUCTION  
DATE:  
2/17/2020

JOB NO: 767010  
DESIGN: JES  
DRAWN: CWS  
CHECKED: JEE

SHEET NO:  
**EXHIBIT 'E'**



**SITE STATISTICS:**

- PHASE 1: 35 UNITS (14.71 ACRES)
- PHASE 2: 76 UNITS (5.86 ACRES)
- PHASE 3: 26 UNITS (3.49 ACRES)
- PHASE 4: 20 UNITS (3.85 ACRES)
- PHASE 5: 25 UNITS (1.76 ACRES)
- PHASE 6: 18 UNITS (2.47 ACRES)
- PHASE 7: 37 UNITS (2.92 ACRES)



REV. NO. DATE DESCRIPTION

FINAL DEVELOPMENT PLAN

**GREENGATE**

FAIRFIELD COUNTY, OHIO

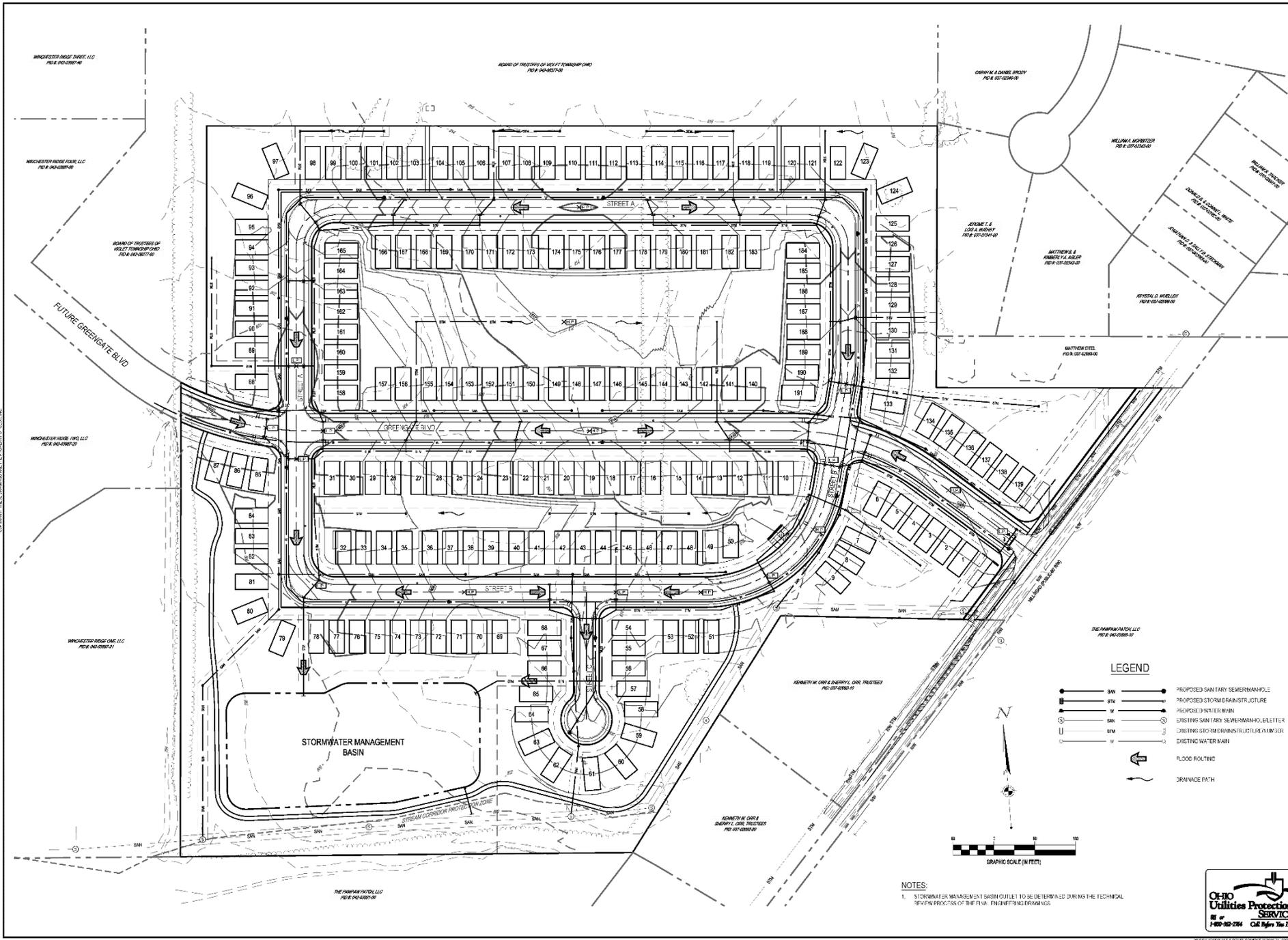
CHARLES WINCHESTER

**GRADING & UTILITY PLAN**

ISSUE NOT FOR CONSTRUCTION  
DATE 2/17/2020

JOB NO. 767010  
DESIGN JES  
DRAWN CWS  
CHECKED JEE

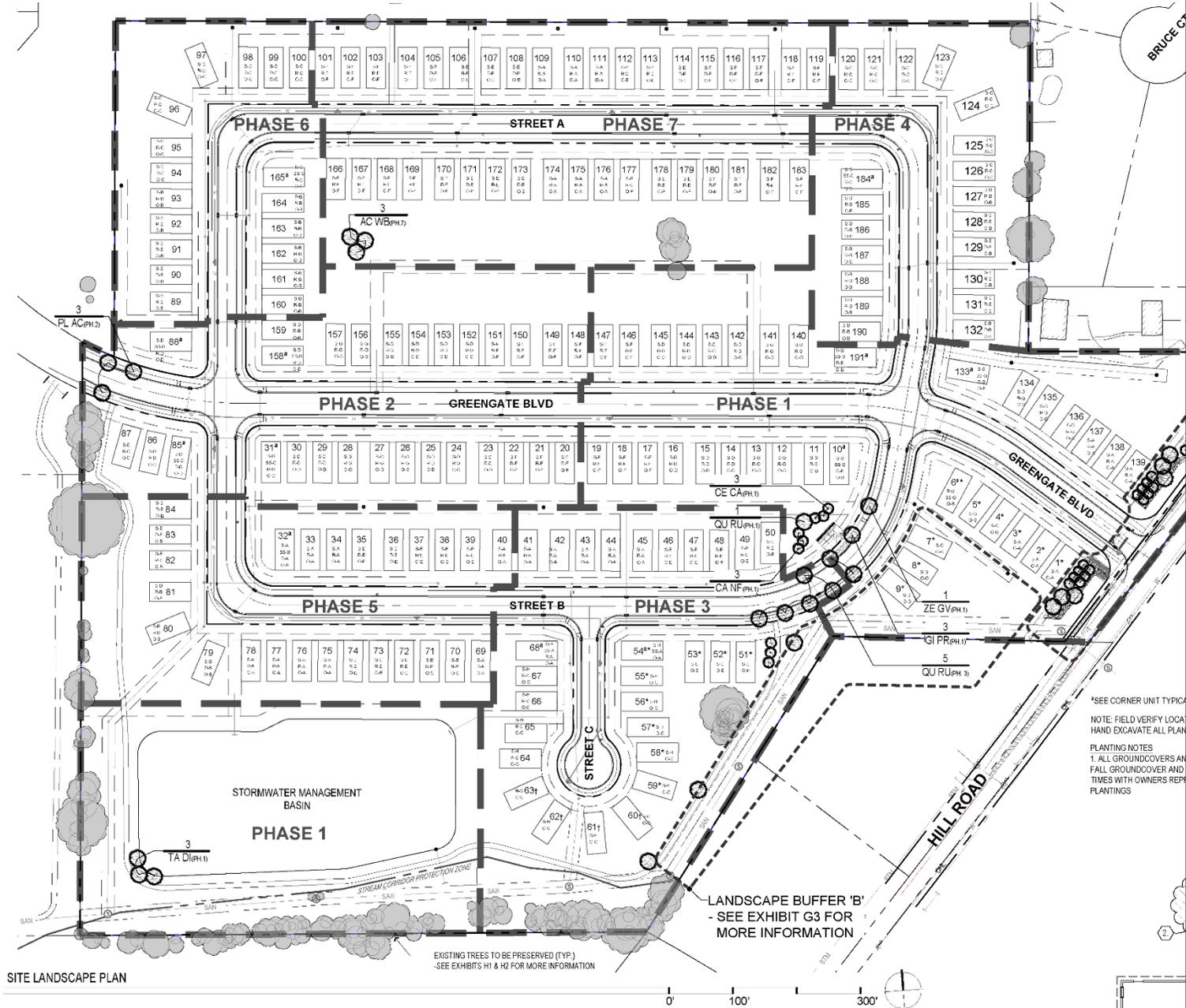
SHEET NO. EXHIBIT 'F'



**NOTES:**  
1. STORMWATER MANAGEMENT BASIN OUTLET TO BE DETERMINED DURING THE TECHNICAL REVIEW PROCESS OF THE FINAL ENGINEERING DRAWINGS.







SITE LANDSCAPE PLAN

EXISTING TREES TO BE PRESERVED (TYP)  
SEE EXHIBITS H1 & H2 FOR MORE INFORMATION

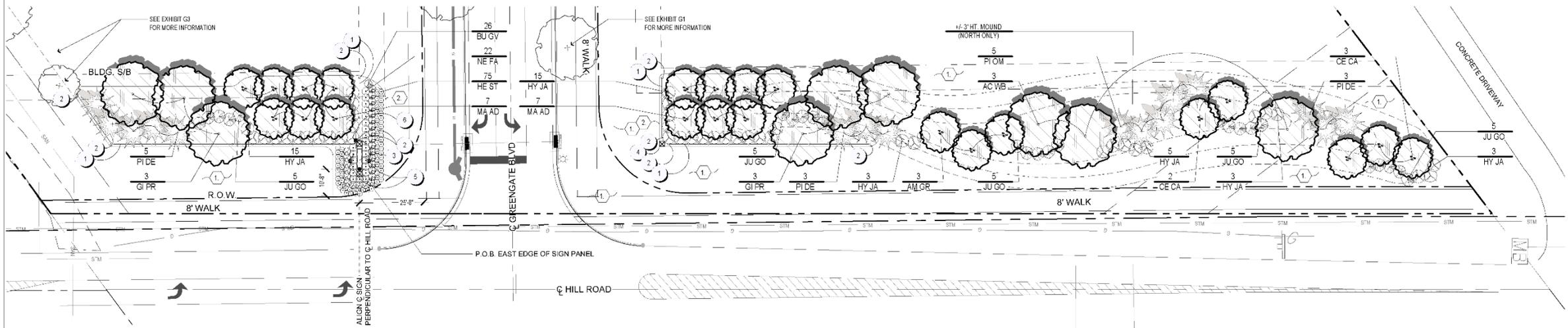
LANDSCAPE BUFFER 'B'  
- SEE EXHIBIT G3 FOR MORE INFORMATION

**PLANT LIST** (Contractor is responsible for all plant material shown on plan)

QTY.	CODE	UNIT TYP. CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
<b>STREET TREES</b>							
3	AC WB		Acer saccharum 'Wright Brothers' Wright Brothers Sugar Maple	2.5" CAL.	B&B	AS SHOWN	REPLACEMENT TREE
32	CE XM	A	Celtis x Magnifica Magnifica Hackberry	2" CAL.	B&B	AS SHOWN	2.5" CAL. IF USED FOR REPLACEMENT TREE
36	GI PR	B	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2" CAL.	B&B	AS SHOWN	2.5" CAL. IF USED FOR REPLACEMENT TREE
22	LI RO	C	Liquidambar styraciflua 'Rotundiloba' Rotundiloba Sweetgum	2" CAL.	B&B	AS SHOWN	2.5" CAL. IF USED FOR REPLACEMENT TREE
35	PL AC	D	Platanus acerifolia 'Morton Circle' Exclamation™ London PlanTree	2" CAL.	B&B	AS SHOWN	2.5" CAL. IF USED FOR REPLACEMENT TREE
36	QU RU	E	Quercus rubra Red Oak	2" CAL.	B&B	AS SHOWN	2.5" CAL. IF USED FOR REPLACEMENT TREE
31	UL AC	F	Ulmus x 'Morton' Accolade Elm	2" CAL.	B&B	AS SHOWN	2.5" CAL. IF USED FOR REPLACEMENT TREE
36	ZE GV	G	Zelkova serrata 'Village Green' Village Green Zelkova	2" CAL.	B&B	AS SHOWN	2.5" CAL. IF USED FOR REPLACEMENT TREE
13	SY RE	H	Syringa reticulata 'Ivory Silk' Ivory Silk Tree Lilac	2" CAL.	B&B	AS SHOWN	2.5" CAL. IF USED FOR REPLACEMENT TREE
<b>REAR YARD TREES - DECIDUOUS OPTION</b>							
30	CA NF	A	Carpinus caroliniana 'JFS-KW6' Native Flame® American Hornbeam	2" CAL.	B&B	AS SHOWN	QUANTITY IS MAX. SUM OF DECIDUOUS 'A' AND EVERGREEN 'A' + 3.0" N. @ 11" CAL. FOR REPLACEMENT TREES
26	CH VI	B	Chionanthus virginicus White Fringetree	2" CAL.	B&B	AS SHOWN	QUANTITY IS MAX. SUM OF DECIDUOUS 'B' AND EVERGREEN 'B'
22	CL KE	C	Cladrastis kentuckea American Yellowwood	2" CAL.	B&B	AS SHOWN	QUANTITY IS MAX. SUM OF DECIDUOUS 'C' AND EVERGREEN 'C'
20	CO KO	D	Cornus kousa Kousa Dogwood	2" CAL.	B&B	AS SHOWN	QUANTITY IS MAX. SUM OF DECIDUOUS 'D' AND EVERGREEN 'D'
27	OS VI	E	Ostrya virginiana 'Autumn Treasure' Autumn Treasure Hophornbeam	2" CAL.	B&B	AS SHOWN	QUANTITY IS MAX. SUM OF DECIDUOUS 'E' AND EVERGREEN 'E'
31	PR SU	F	Prunus subhirtella 'Autumnalis' Autumnalis Higan Cherry	2" CAL.	B&B	AS SHOWN	QUANTITY IS MAX. SUM OF DECIDUOUS 'F' AND EVERGREEN 'F'
16	TA DI	G	Taxodium distichum Baldcypress	2" CAL.	B&B	AS SHOWN	QUANTITY IS MAX. SUM OF DECIDUOUS 'G' AND EVERGREEN 'G' + 3.0" N. @ 2" CAL. FOR REPLACEMENT TREES
<b>REAR YARD TREES - EVERGREEN OPTION</b>							
27	AB CO	A	Abies Concolor White Fir	5' HT.	B&B	PER PLAN	QUANTITY IS MAX. SUM OF DECIDUOUS 'A' AND EVERGREEN 'A'
26	IL OP	B	Ilex opaca 'West Virginia' West Virginia American Holly	5' HT.	B&B	PER PLAN	QUANTITY IS MAX. SUM OF DECIDUOUS 'B' AND EVERGREEN 'B'
22	JU VA	C	Juniperus virginiana 'Taylor' Taylor Eastern Red Cedar	5' HT.	B&B	PER PLAN	QUANTITY IS MAX. SUM OF DECIDUOUS 'C' AND EVERGREEN 'C'
20	PI DE	D	Picea glauca 'Densata' Black Hills Spruce	5' HT.	B&B	PER PLAN	QUANTITY IS MAX. SUM OF DECIDUOUS 'D' AND EVERGREEN 'D'
27	PI OM	E	Picea omorika Serbian Spruce	5' HT.	B&B	PER PLAN	QUANTITY IS MAX. SUM OF DECIDUOUS 'E' AND EVERGREEN 'E'
31	PI ST	F	Pinus strobus White Pine	5' HT.	B&B	PER PLAN	QUANTITY IS MAX. SUM OF DECIDUOUS 'F' AND EVERGREEN 'F'
15	TH PL	G	Thuja plicata 'Green Giant' Green Giant Arborvitae	5' HT.	B&B	PER PLAN	QUANTITY IS MAX. SUM OF DECIDUOUS 'G' AND EVERGREEN 'G'
<b>ORNAMENTAL TREES</b>							
28	AC GR	A	Acer griseum Paperbark Maple	2" CAL.	B&B	AS SHOWN	
27	AM RB	B	Amelanchier canadensis 'Glen Fom' Rainbow Pillar Serviceberry	2" CAL.	B&B	AS SHOWN	
29	AE PA	C	Aesculus pavia Red Buckeye	2" CAL.	B&B	AS SHOWN	
23	CE CA	D	Cercis canadensis Eastern Redbud	2" CAL.	B&B	AS SHOWN	2.5" CAL. IF USED FOR REPLACEMENT TREE
30	MA AD	E	Malus 'Adirondack' Adirondack Crabapple	2" CAL.	B&B	AS SHOWN	
31	MA VA	F	Magnolia virginiana Sweetbay Magnolia	2" CAL.	B&B	AS SHOWN	
20	VI PR	G	Viburnum prunifolium Blackhaw Viburnum	2" CAL.	B&B	AS SHOWN	

\*SEE CORNER UNIT TYPICAL  
NOTE: FIELD VERIFY LOCAL HAND EXCAVATE ALL PLANTINGS  
PLANTING NOTES  
1. ALL GROUNDCOVERS AND FALL GROUNDCOVER AND TREES WITH OWNERS REPLANTINGS

BRUCE C...  
CODE TC...  
"S7/S5"  
"R"  
"R"  
"O"  
DRAWING ORIGINAL



MAIN ENTRY ENLARGEMENT LANDSCAPE PLAN

**CODED LAYOUT & MATERIALS NOTES**

KEY	ITEM	REFERENCE	NOTES
1	2-RAIL FENCE	A EX. G2	SEE DETAIL A, THIS SHEET
2	6x6 END POST	A EX. G2	SEE DETAIL A, THIS SHEET.
3	DEVELOPMENT ID SIGN	B EX. G2	MATCH STONE VENEER TO BUILDING ELEVATIONS. SEE DETAIL B, THIS SHEET.
4	STONE COLUMN	C EX. G2	MATCH STONE VENEER TO BUILDING ELEVATIONS. SEE DETAIL C, THIS SHEET.
5	SIGN UPLIGHT	E EX. G4	FX LUMINAIRE UPLIGHT PB-3LED-BZ OR OWNER APPROVED. SEE DETAIL E, EXHIBIT G4.
6	LV TRANSFORMER	F EX. G4	FX LUMINAIRE LX TRANSFORMER 150W - PAINTABLE GREY FINISH WITH PHOTOCELL. PROVIDE GFCI OUTLET AND SLEEVING FOR LV WIRING PER CURRENT NEC CODE. SEE DETAIL F, EXHIBIT G4.

**CODED LANDSCAPE NOTES**

- 1 TURF AREA - SOD OR SEED PER OWNER DIRECTION
- 2 LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH. POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

PLANT LABEL KEY:  $\frac{1}{XXXX} \left( \frac{QUANTITY}{CODE} \right)$

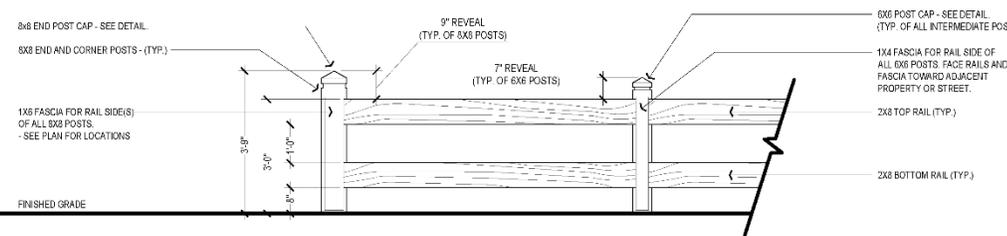
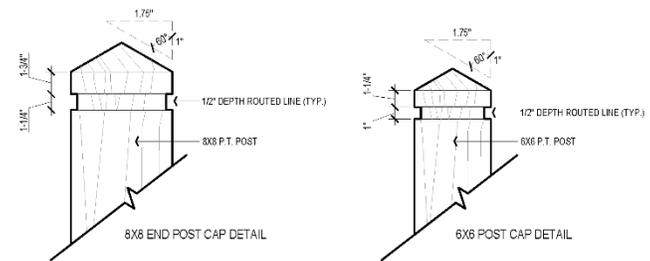
**PLANT LIST** (Contractor is responsible for all plant material shown on plan)

QTY.	CODE	BOT NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
<b>DECIDUOUS SHADE TREES / STREET TREES</b>						
3	AC WB	Acer saccharum 'Nighi Brothers' Wright Brothers Sugar Maple	2.5' CAL.	B&B	PER PLAN	REPLACEMENT TREE
6	GI PR	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2.5' CAL.	B&B	PER PLAN	REPLACEMENT TREE
<b>SMALL ORNAMENTAL TREES</b>						
3	AM GR	Amelanchier xGrandiflora 'Katumo Brilliance' Autumn Brilliance Senkowsky	2.5' CAL.	B&B	PER PLAN	REPLACEMENT TREE
5	CE CA	Cercis canadensis Eastern Redbud	2.5' CAL.	B&B	PER PLAN	REPLACEMENT TREE
14	MA AD	Malus 'Adirondack' Adirondack Crabapple	2.5' CAL.	B&B	Plant @ 12' O.C.	REPLACEMENT TREE
<b>EVERGREEN TREES</b>						
11	PI DE	Picea glauca 'Densata' Black Hills Spruce	9' HT.	B&B	Per Plan	
5	PI OM	Picea omorika Serbian Spruce	9' HT.	B&B	Per Plan	
<b>EVERGREEN SHRUBS</b>						
26	BU GV	Buxus xGreen Velvet Green Velvet Boxwood	24" HT.	B&B	Plant @ 30" O.C.	
25	JU GO	Juniperus virginiana 'Grey Owl' Grey Owl Juniper	24" HT.	B&B	Plant @ 34" O.C.	
<b>FLOWERING / DECIDUOUS SHRUBS</b>						
44	HY JA	Hydrangea paniculata 'Jane' Little Lime Hydrangea	36" HT.	#5 Cont.	PER PLAN	
<b>GRASSES, PERENNIALS, GROUNDCOVERS, &amp; VINES</b>						
75	HE ST	Hemerocallis 'Stella d'Or' Stella d'Or Daylily	-	#1 Cont.	Plant @ 15" O.C.	
22	NE FA	Nepeta xclassica 'Walker's Low' Walker's Low Catmint	-	#3 Cont.	Plant @ 32" O.C.	

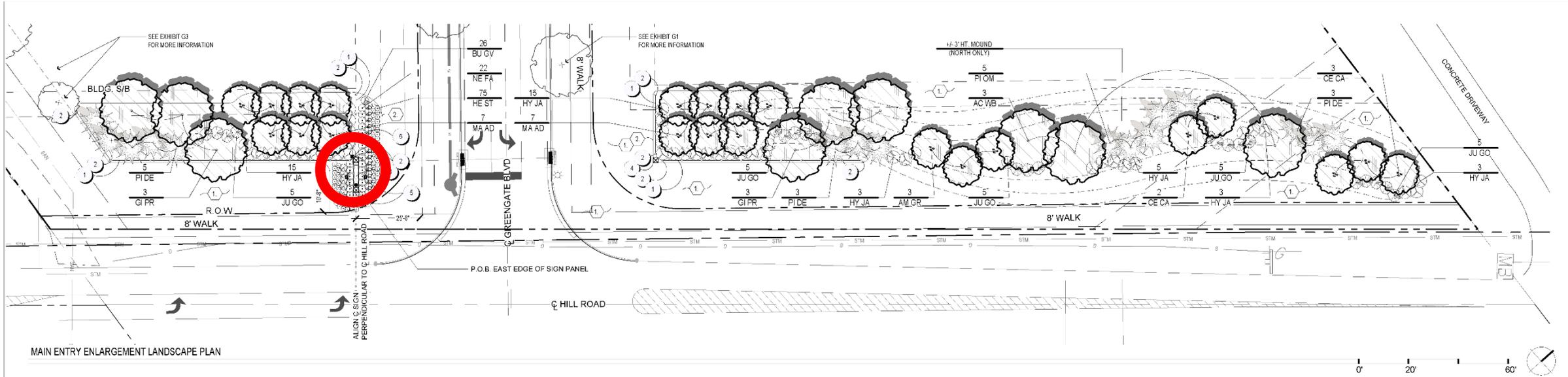
NOTE: FIELD VERIFY LOCATION AND DEPTHS OF ALL UTILITIES. HAND EXCAVATE ALL PLANTING PITS.

**PLANTING NOTES**  
 1 ALL GROUNDCOVERS AND PERENNIALS TO BE PLANTED DURING THE SPRING PLANTING WINDOW.  
 FALL GROUNDCOVER AND PERENNIAL PLANTINGS WILL NOT BE ACCEPTED. COORDINATE PLANTING TIMES WITH OWNERS REPRESENTATIVE TO INCREASE SUCCESS OF GROUNDCOVER AND PERENNIAL PLANTINGS

**NOTES:**  
 POSTS SHALL BE SOUND, STRAIGHT AND FREE FROM KNOTS, SPLITS, AND SHAKES, AND PEELD THEIR ENTIRE LENGTH. BOTH ENDS SHALL BE DOUBLE TRIMMED AND SAWED SQUARE.  
 FENCE BOARDS: BOARDS SHALL BE 1" X 6" X 10' POPLAR, PRESSURE TREATED. THE BOARDS SHALL BE SOUND, STRAIGHT AND FREE OF KNOTS AND SHAKES.  
 PAINT: SATIN WHITE  
 FASTENERS: NAILS-10D PLAIN SHANK BOX GALVANIZED

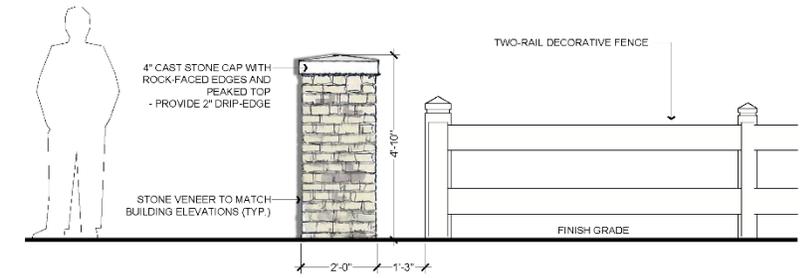
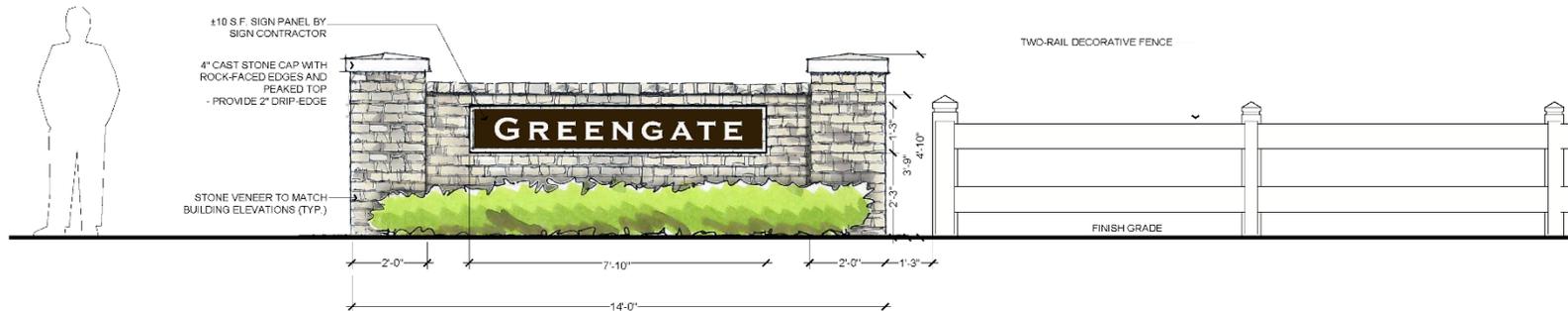


**A** DECORATIVE 2- RAIL FENCE  
 SCALE: 1/2" = 1'-0"



NOTES:  
FINAL COPY, FONT, AND COLOR BY OWNER  
ALL EXPOSED LUMBER OR MASONRY JOINTS TO BE SEALED WITH COLOR-MATCHED OR PAINTABLE SILICONE  
FINAL CONSTRUCTION DETAIL BY SIGN CONTRACTOR

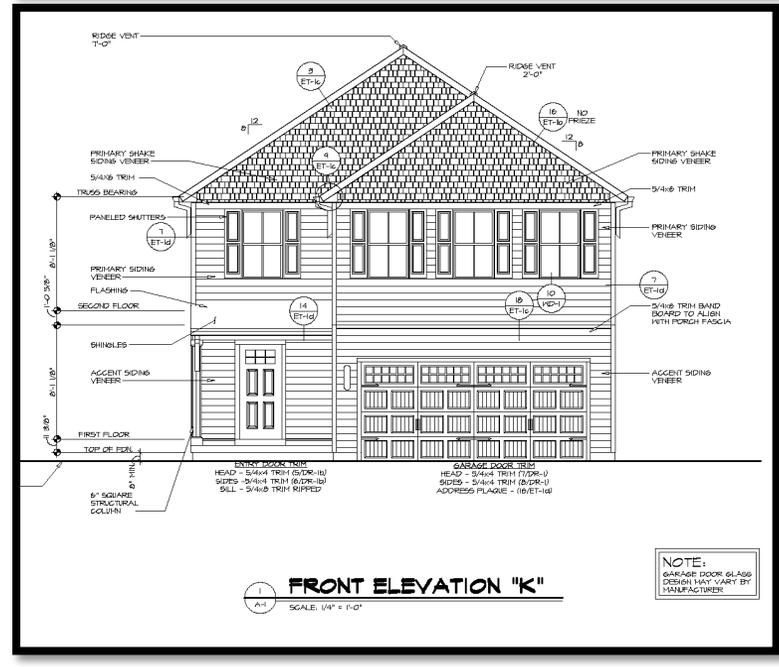
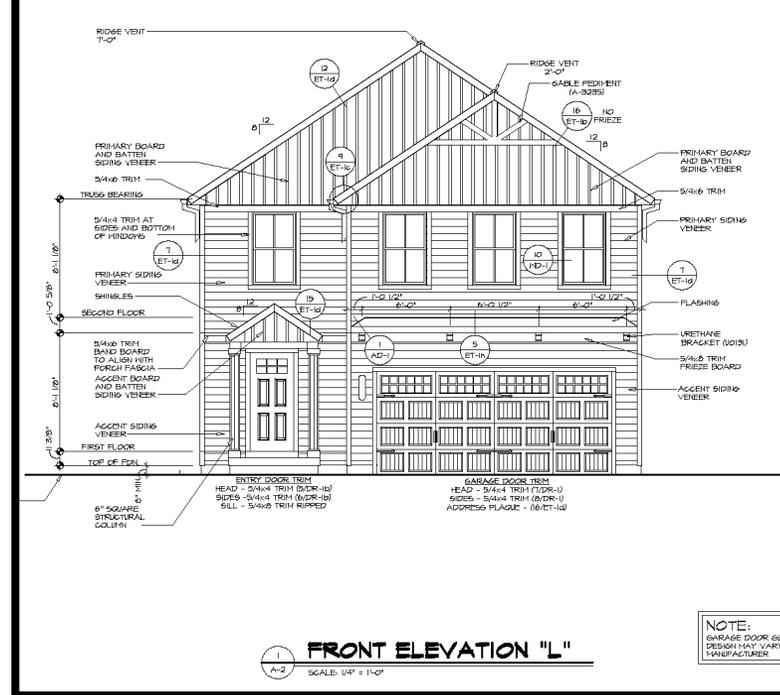
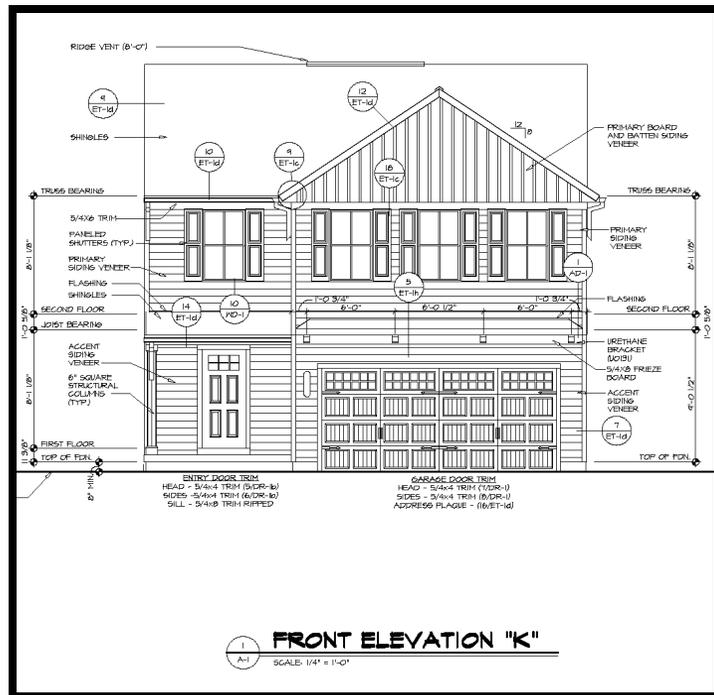
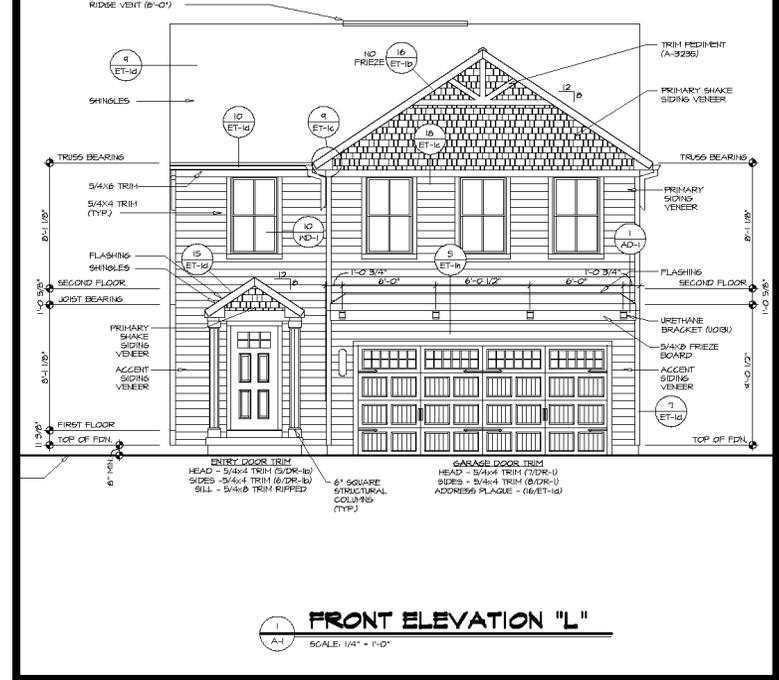
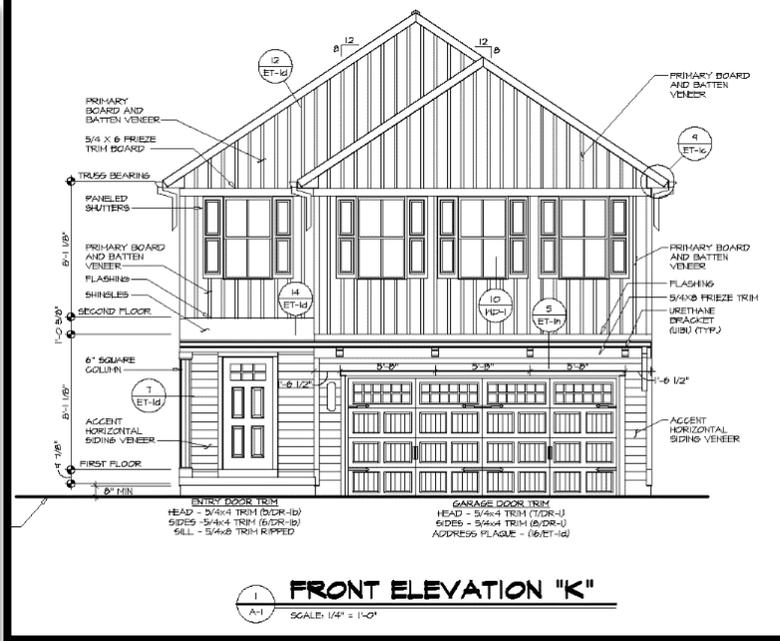
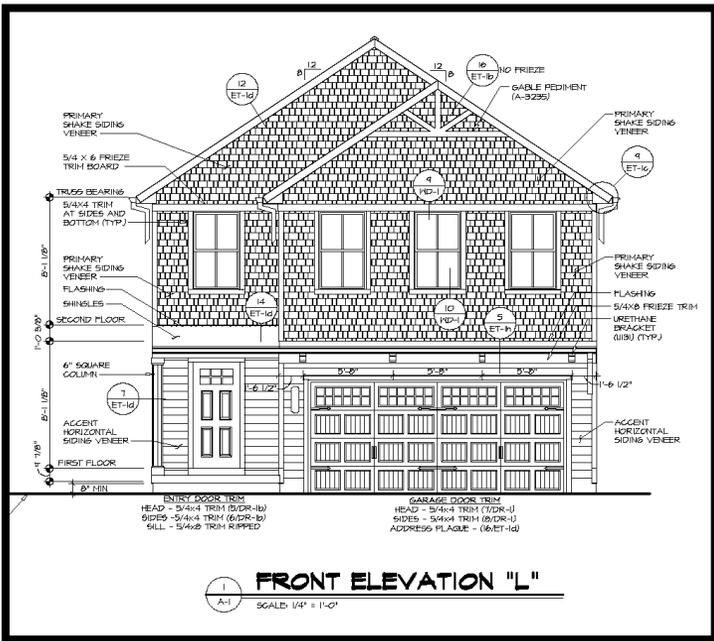
NOTES:  
ALL EXPOSED LUMBER OR MASONRY JOINTS TO BE SEALED WITH COLOR-MATCHED OR PAINTABLE SILICONE



**B** DEVELOPMENT IDENTIFICATION SIGN (DOUBLE-SIDED)  
SCALE: 1/2" = 1'-0"

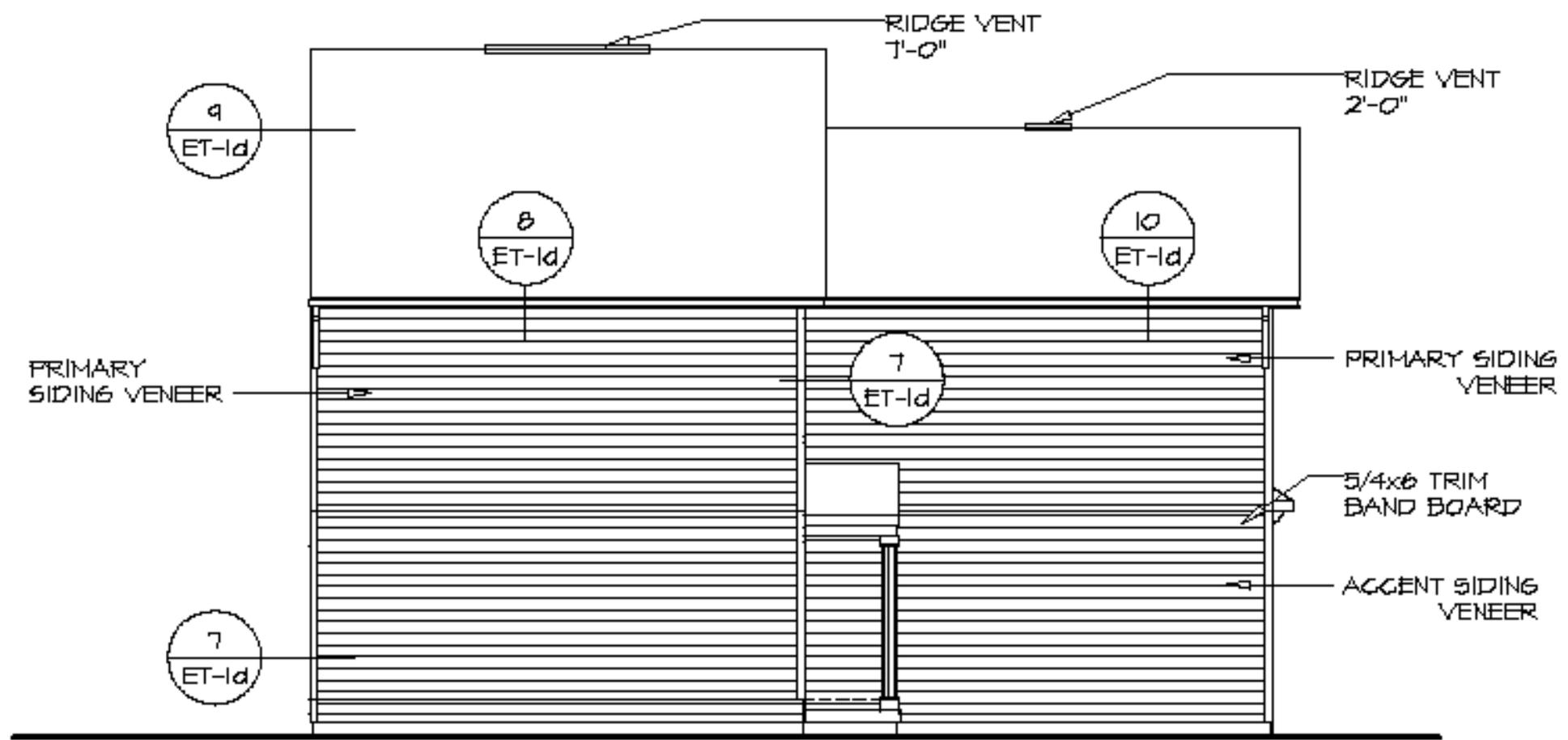
**C** STONE COLUMN  
SCALE: 1/2" = 1'-0"



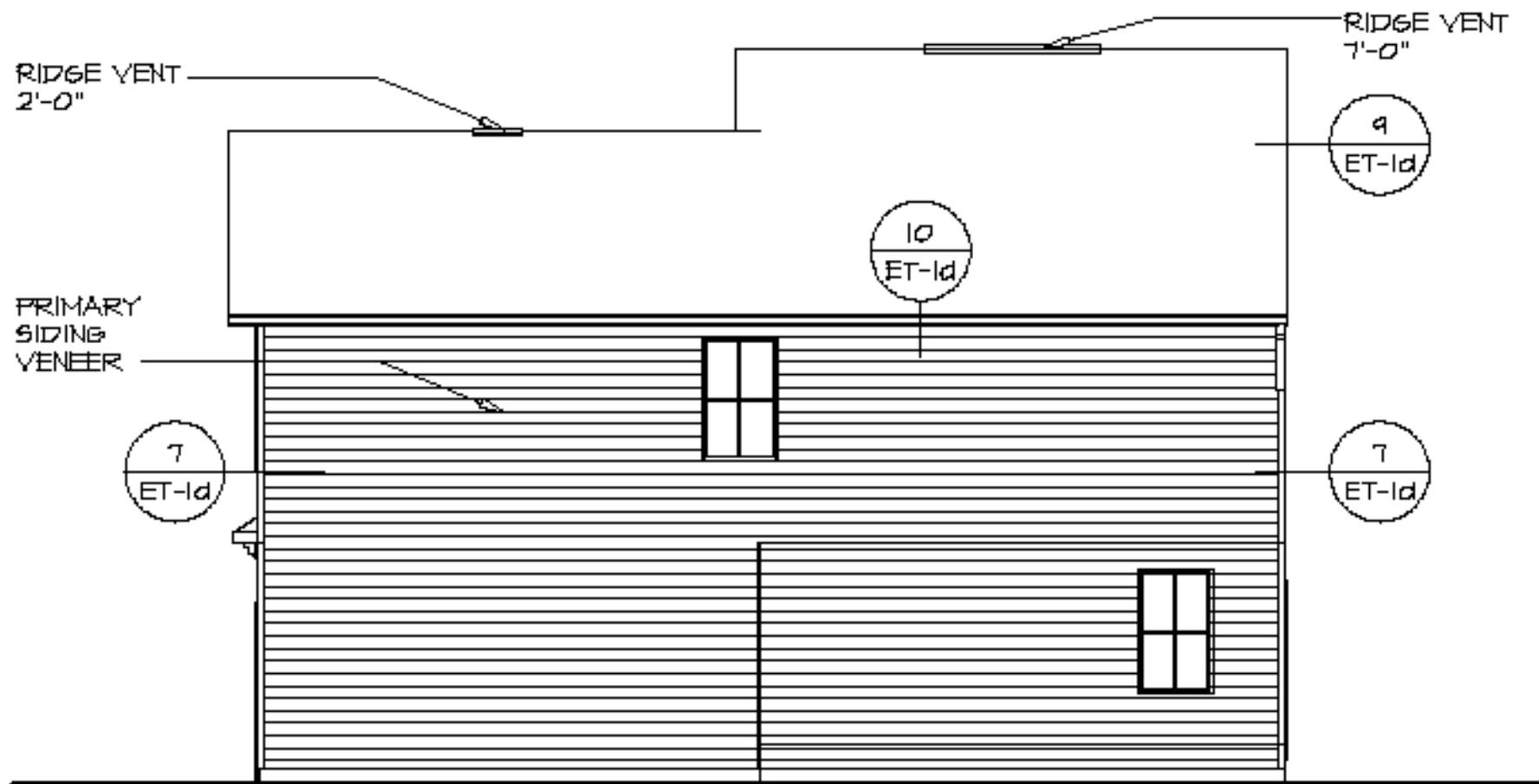


NOTE:  
GARAGE DOOR GLASS  
DESIGN MAY VARY BY  
MANUFACTURER

NOTE:  
GARAGE DOOR GLASS  
DESIGN MAY VARY BY  
MANUFACTURER



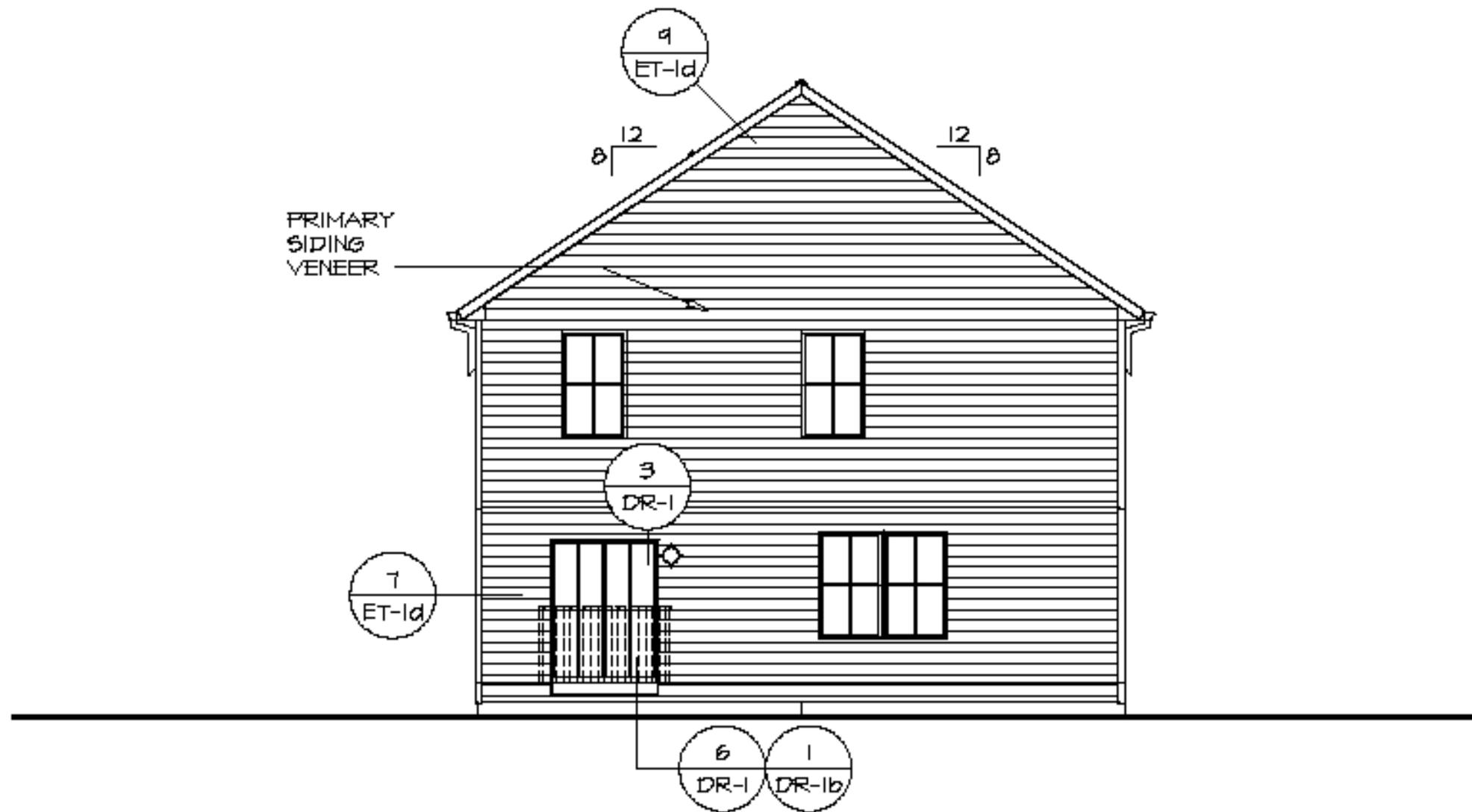
2
**LEFT ELEVATION**  
A-2
 SCALE: 1/8" = 1'-0"



4  
A-2

## RIGHT ELEVATION

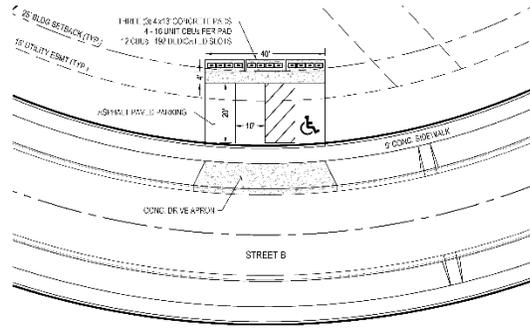
SCALE: 1/8" = 1'-0"



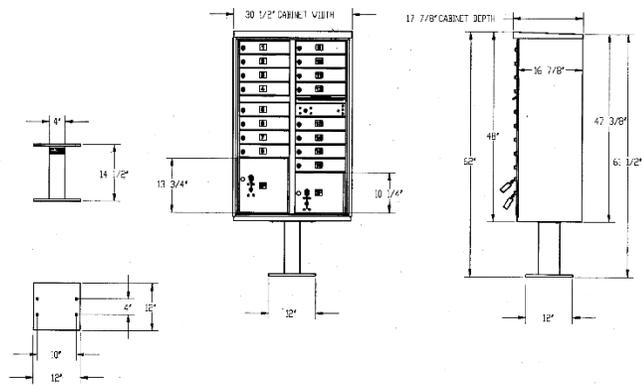
3  
A-2

## REAR ELEVATION

SCALE: 1/8" = 1'-0"

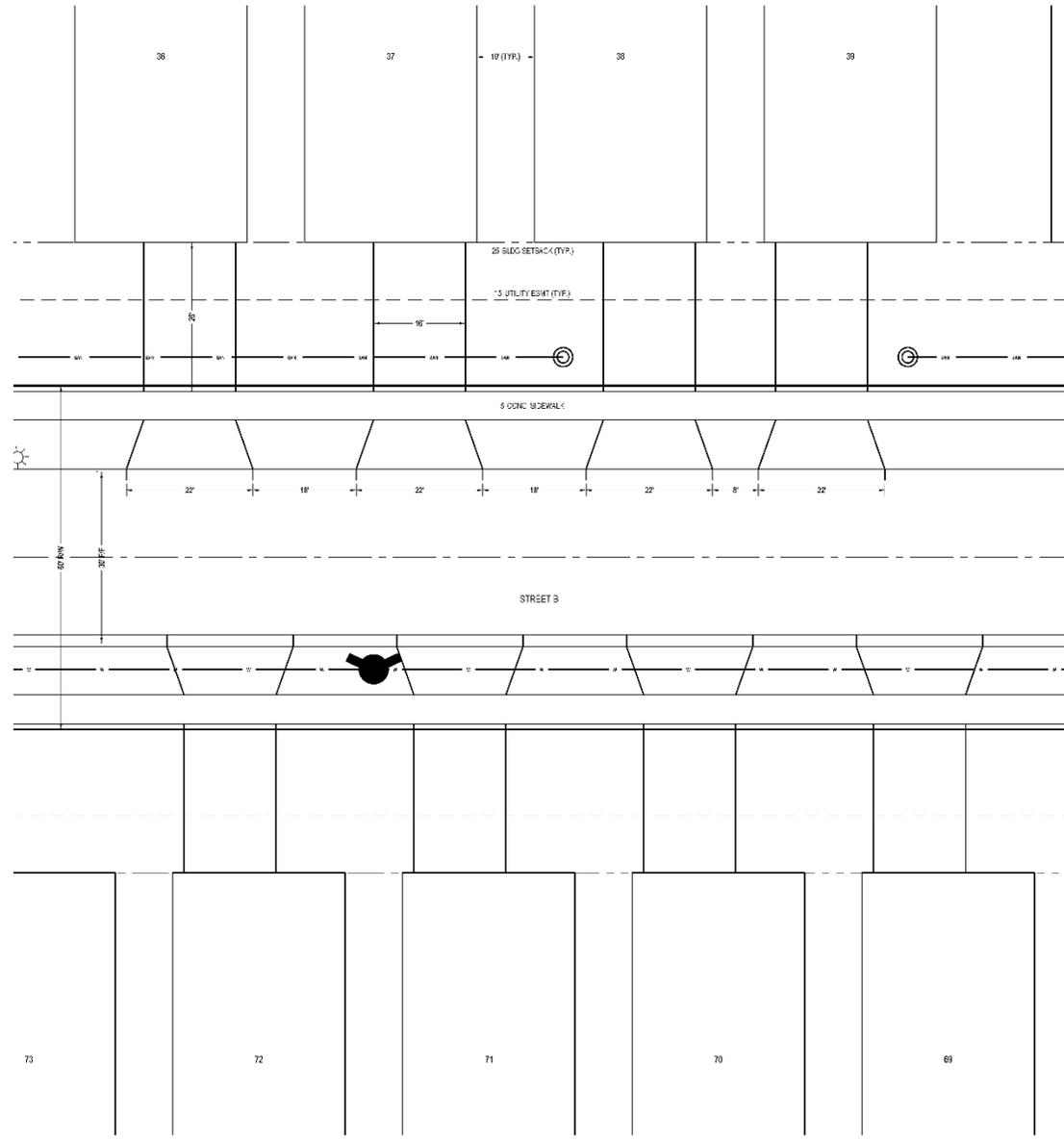


MAIL CENTER  
OFF-STREET PARKING DETAIL  
SCALE: 1" = 20'



16 UNIT - CLUSTER BOX UNIT (CBU)  
SCALE: 1" = 8"

NOTE: CBU IS TO BE FABRICATED TO MATCH OTHER APPROVED UNITS WITH THE CITY OF CANTON, WINCHESTER.



ON-STREET PARKING DETAIL  
SCALE: 1" = 10'

NOTE: RESIDENTIAL DRIVEWAY TO BE SET BACK FROM 4'-0" MIN. AS SHOWN IN CITY OF CANTON, WINCHESTER. SIMILAR TO AL. R.C. 3101.03 OCT. 2014.



REVISION DESCRIPTION  
NO. DATE

FINAL DEVELOPMENT PLAN

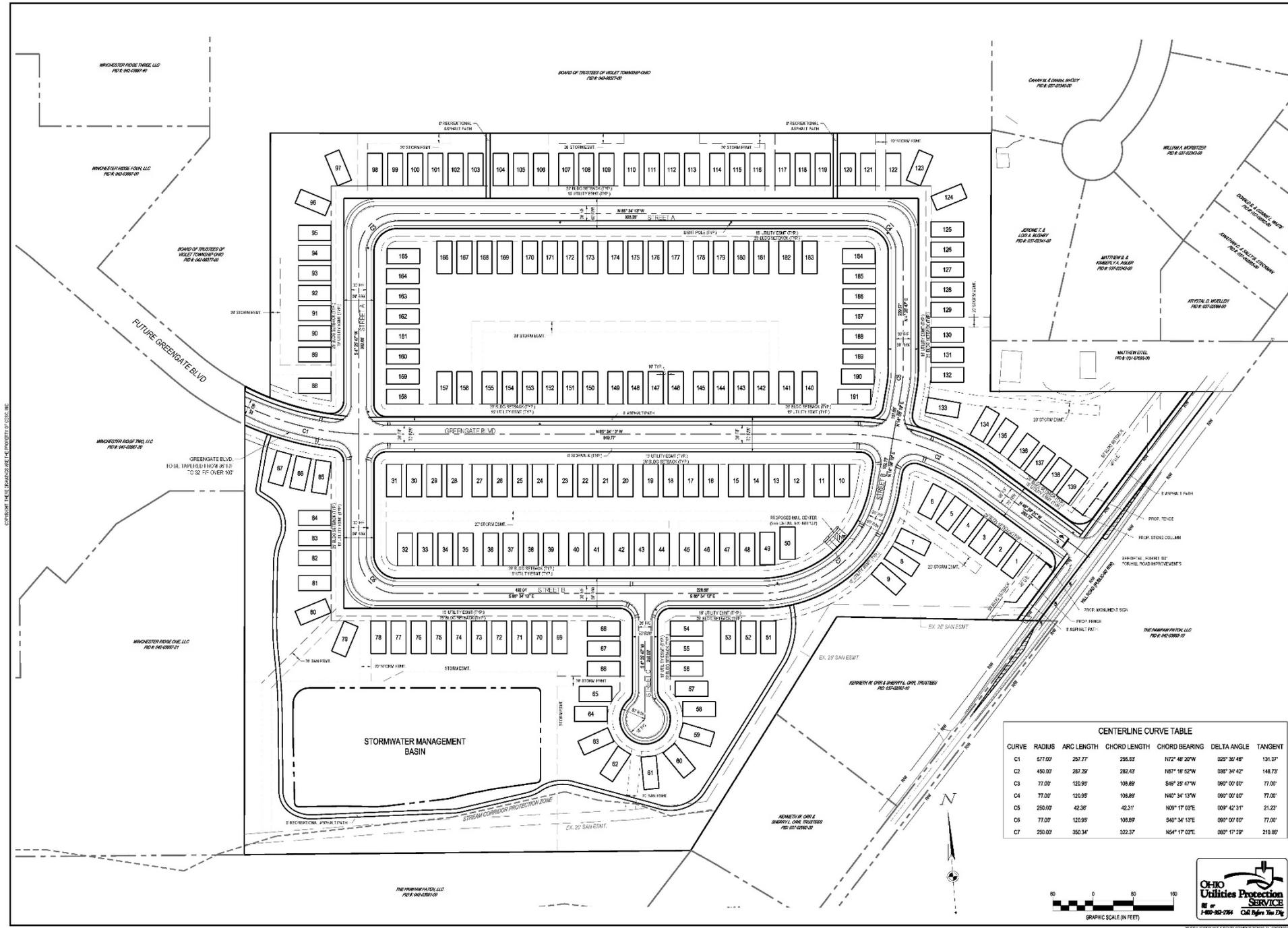
GREENGATE

CANTON, WINCHESTER  
FAIRFIELD COUNTY, OHIO

SITE PLAN  
ENLARGEMENTS

ISSUE  
NOT FOR CONSTRUCTION  
DATE:  
2/17/2020  
JOB NO.: 757010  
DESIGN: JSB  
DRAWN: CWS  
CHECKED: JEE  
SHEET NO.  
EXHIBIT 'D2'

3/20/2021 10:23 AM - CANTON, OHIO - PROJECT: GREENGATE, EXHIBIT 'D2', SHEET: 02



**CENTERLINE CURVE TABLE**

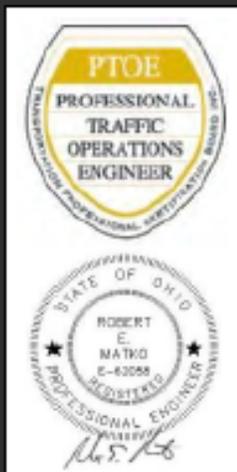
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	577.00	257.77	255.83	N72° 46' 20"W	025° 30' 46"	131.07'
C2	450.00	287.29	282.43	N87° 18' 52"W	038° 34' 42"	148.73'
C3	77.00	120.99	108.69	S48° 22' 43"W	080° 00' 00"	77.00'
C4	77.00	120.99	108.69	N40° 34' 13"W	090° 00' 00"	77.00'
C5	250.00	42.38	42.31	N09° 17' 03"E	009° 42' 31"	21.23'
C6	77.00	120.99	108.69	S40° 34' 13"E	080° 00' 00"	77.00'
C7	250.00	350.34	322.27	N54° 17' 03"E	080° 17' 29"	219.80'





## TRAFFIC IMPACT STUDY

Greengate Residential Development  
City of Canal Winchester  
Fairfield County, Ohio  
March 5<sup>th</sup>, 2020  
Revised: May 8<sup>th</sup>, 2020



# Traffic Study Results



**2022/2023/2024 and 2034 Build Traffic Scenario** – Represents traffic conditions during the weekday AM and PM Peak Hours of the adjacent roadway network that would exist during year 2022/2023/2024 and 2034, with the proposed Greengate Development phases constructed and fully operational.

Traffic counts were conducted by Gewalt Hamilton Associates, Inc. on Thursday, December 12<sup>th</sup>, 2019 between the hours of 6:00 – 9:00 AM and 3:00 – 6:00 PM for a total of 6 hours at the following intersections:

- Hill Road & Busey Road (Stop Controlled).

Traffic counts were conducted by Gewalt Hamilton Associates, Inc. on Thursday, December 12<sup>th</sup>, 2019 between the hours of 6:00 – 6:00 PM for a total of 12 hours at the following intersections:

- Hill Road & Kings Crossing (Stop Controlled).

After discussion with the City of Canal Winchester, additional traffic counts were conducted by Gewalt Hamilton Associates, Inc. on Thursday, January 9<sup>th</sup>, 2020 between the hours of 6:00 – 6:00 PM for a total of 12 hours at the following intersections:

- Diley Road & Howe Industrial Parkway (Stop Controlled).

The weekday peak hours of the Traffic Impact Study roadway network were determined to occur between the hours



## 1. Executive Summary

### 1.1. Summary

Note: This report was revised on May 8<sup>th</sup>, 2020 to address comments received from the City of Canal Winchester on March 27<sup>th</sup>, 2020 and comments received from Fairfield County on March 20<sup>th</sup>, 2020.

This report is submitted on behalf of Cap 5 Development in connection with its application to the City of Canal Winchester, Ohio (OH) for Site Plan approval. The Traffic Impact Study (TIS) conducted by CESO, Inc. addresses the traffic related impacts associated with the proposed Greengate Residential Development; referred to herein as “Greengate Development.” The proposed Greengate Development is to be located on the west side of Hill Road, south of Busey Road, within the City of Canal Winchester, Fairfield County, OH. The full buildout of the Greengate Development is projected to have 191 lots over seven (7) phases. Greengate Development’s application requests approval of the following access points:

- Full access driveway connection to Hill Road (referred to as “Greengate Boulevard”), approximately 0.4 miles south (center-line-to-center-line) of Busey Road.
- A future extension of Greengate Boulevard that will connect to Diley Road at the intersection with Howe Industrial Parkway.

The Site Plan application also requests approval to conduct work within the right-of-way for construction of the Site driveway along with the recommended roadway improvements. Hill Road is under jurisdiction of Fairfield County. Busey Road, Kings Crossing, and Diley Road are under jurisdiction of the City of Canal Winchester.

This report presents the methodologies, analyses, and results of the Traffic Impact Study (TIS) for traffic generated by the proposed Greengate Development. The purpose of the TIS was to identify the traffic related impacts, if any, during typical weekday AM and PM Peak Hours of the adjacent street traffic corresponding with the weekday hours of operation for the proposed Greengate Development. The study parameters of this report were generated based upon a recent concept plan, and a memorandum of understanding dated January 20, 2020 between CESO and the City of Canal Winchester outlining the TIS scope of service (See Appendix A).

As requested in the 1-20-20 MOU, the following traffic scenarios were evaluated. The term “Build” represents the first day of full use of the Greengate Development.

**Existing Traffic Scenario** – Represents current (year 2019) traffic conditions during the weekday AM and PM Peak Hours of the adjacent roadway network. The Existing Traffic Scenario served as a baseline for comparison of the traffic impacts in relation to the proposed Greengate Development.

**2022/2023 and 2024 No-Build Traffic Scenario** – Represents traffic conditions during the weekday AM and PM Peak Hours of the adjacent roadway network that would exist during year 2022/2023 and 2024, without the proposed Greengate Development.

**2034 No-Build Traffic Scenario** – Represents traffic conditions during the weekday AM and PM Peak Hours of the adjacent roadway network that would exist during year 2034, with the existing residential and proposed commercial development traffic. This scenario does NOT include the proposed Greengate Development.

ur).  
ur).

and Busey Road, Hill Road is labeled as the NB direction. Busey Road is an EB direction. For analysis purposes, WB Busey Road is labeled as SB in the street, and EB Busey Road is labeled as the minor street approach. At the intersection, Hill Road is labeled as the EB/WB roadway and Greengate Hill Road and Kings Crossing intersection, Hill Road is labeled as the EB/WB as SB.

If movements operate at level of service (LOS) “B” or better condition within the Hill Road and Kings Crossing intersection, which operates at LOS “E” during

-Build Traffic Scenario, all movements operate at level of service (LOS) “D” or a few of the movements, which operate at LOS “E” or “F”. The SBLR movement intersection operates at LOS “F” under the 2022 No-Build PM Peak Hour and the EBLT movement at the Hill Road and Kings crossing intersection operates at PM Peak Hour. The EBL movement at the Diley Road and Howe Industrial section operates at LOS “F” in the 2034 No-Build AM and PM Peak Hours. In Diley Road and Howe Industrial Parkway/Greengate Boulevard intersection at Peak Hour and LOS “F” during the PM Peak Hour. With recommended rios, all movements operate at LOS “D” or better condition.



Transportation Engineers’ (ITE) Trip Generation Manual, 10th Edition, the Greengate is cited in seven phases as follows:

- 2022 Opening Year:  
1ed Housing – 63 Lots (ITE Category 210).
- 2023 Opening Year:  
1ed Housing – 53 Lots (ITE Category 210).
- 2024 Opening Year:  
1ed Housing – 75 Lots (ITE Category 210).

Following trips are proposed:

- 2022 Opening Year:  
0 out, 50 AM trips (13 in/37 out), 66 PM trips (42 in/24 out)
- 2023 Opening Year:  
0 out, 43 AM trips (11 in/32 out), 56 PM trips (35 in/21 out)
- 2024 Opening Year:  
0 out, 58 AM trips (14 in/44 out), 77 PM trips (49 in/28 out)

City of Canal Winchester, the proposed extension of Greengate Boulevard to intersect existing residential developments and a proposed future commercial development. The future growth at the Diley Road and Greengate Boulevard/Howe Industrial intersection is proposed:

- (304,920 SF Shopping Center):  
per day (6,416 in/6,416 out), 287 AM trips (178 in/109 out), 1,240 PM trips (604 in/636 out)

- o Residential (100 Multifamily Low-Rise Dwelling Units):  
716 trips per day (358 in/358 out), 48 AM trips (11 in/37 out), 59 PM trips (37 in/22 out)

Trips for the proposed Greengate Development are anticipated to approach and depart the Site via the directional distribution percentages shown on Figure 9.A-9.B (see pg. 27-28). Trips for the proposed Future Development are anticipated to approach and depart the Site via the directional distribution percentages shown on Figure 9.C-9.D (see pg. 29-30).

Highway Capacity Software (HCS) Version 7 methodology was used to analyze the current level of service at the key study intersections.

Under the 2022/2023/2024/2034 Build Traffic Scenario, all movements operate at level of service (LOS) “D” or better condition with the exception of the EBLR movement at the Hill Road and Busey Road intersection, which operates at LOS “E” – 36.5 during the 2034 Build PM Peak Hour. In addition, all intersections have an overall LOS “C” or better condition.

CESO conducted turn lane analyses for the study network and reached the following conclusions:

- Left-turn and right-turn lane analyses were completed using the turn lane warrant charts from the ODOT Location & Design Manual – Volume I (July 2019). Based on a discussion with the City of Canal Winchester and Fairfield County, a 45 mph design speed was used for the Hill Road, therefore, the high-speed turn lane warrant charts were used.



- According to ODOT Chart 401-5b, a NB left-turn lane is warranted at the intersection of Hill Road and Busey Road starting in the 2022 No-Build Scenario. In addition, an EB left-turn lane is warranted at the intersection of Hill Road and Greengate Boulevard during the PM Peak Hour starting in the 2023 Build Scenario. According to capacity analysis results, a SB left-turn lane is warranted at the intersection of Hill Road and Kings Crossing starting in the 2034 No-Build Scenario. Table 8 shows the SBLR movement operating at a LOS “F” – 61.8 during the 2034 No-Build PM Peak Hour, which warrants a left-turn lane on Kings Crossing.

- Note: Although a NB left-turn lane is warranted at the Hill Road and Busey Road intersection, Fairfield County has no plans to install the improvement. Therefore, the turn lane was not shown in the analysis and is not recommended.

- According to capacity analysis results, a SB right-turn lane is warranted at the intersection of Hill Road and Kings Crossing starting in the 2034 No-Build Scenario. Table 8 shows the SBLR movement operating at a LOS “F” – 61.8 during the 2034 No-Build PM Peak Hour, which warrants a right-turn lane on Kings Crossing.

CESO conducted queue length analyses for the study network and reached the following conclusions:

- The proposed SBL turn lane at the Hill Road and Kings Crossing intersection does not meet the ODOT required storage length due to physical constraints at the intersection.

- The NBL turn lane at the Diley Road and Howe Industrial Parkway/Greengate Boulevard intersection does not meet the ODOT required storage length. Due to the minimal left-turning volume, the turn lane length was limited to the existing or proposed storage length.

Queue length analyses for two of the study intersections and reached the following conclusions:

Volume is satisfied at the intersection of Hill Road & Kings Crossing under all scenarios and is satisfied at the intersection of Diley Road & Howe/Greengate Traffic Scenarios.

Volume is satisfied at the intersection of Hill Road & Kings Crossing under 2034 Build Traffic Scenario and is satisfied at the intersection of Diley Road & Howe Industrial Parkway/Greengate Traffic Scenarios.

Volume is satisfied at the intersection of Hill Road and Kings Crossing under all scenarios and is satisfied at the intersection of Diley Road & Howe/Greengate Traffic Scenarios.

For the proposed intersections, CESO recommends that a signal be installed at both of the study intersections.

Queue length impact for the study intersections. The percentages are presented in the following table:

- Construct full access roadway connection to Hill Road, which will be named “Greengate Boulevard”. Provide one outbound left-turn lane, one outbound right-turn lane, and one inbound lane. The outbound left-turn lane shall provide 50 feet of storage plus a 50-foot taper. Control Greengate Boulevard with one stop sign.
- Construct EB to NB left-turn lane to provide 125 feet of storage plus a 50-foot taper.

**2034 No-Build Traffic Scenario (Responsibility – Others):**

Hill Road & Kings Crossing:

- Construct SB to EB left-turn lane to provide 250 feet of storage plus a 50-foot taper.

Diley Road & Howe Industrial Parkway/Greengate Boulevard:

Note: CESO recommends re-evaluating the need for a signal at this intersection once further development occurs along Diley Road. For the purpose of mitigating the poor levels of service in the analysis, a traffic signal and roadway improvements are recommended.

- Construct extension of Greengate Boulevard to connect with Diley Road. Provide one outbound left-turn lane, one outbound thru-right turn lane, and one inbound lane. Construct a WB to SB left-turn lane to provide 175 feet of storage plus a 50-foot taper.
- Extend NB to WB left-turn lane to provide 195 feet of storage plus a 50-foot taper.
- Construct SB to EB left-turn lane to provide 450 feet of storage plus a 50-foot taper.
- Construct 3-phase traffic signal with a 100 second cycle length.

2034 Build Traffic Scenario, All Phases Constructed (Responsibility – Cap 5 Development):

- No further improvements are required.

Residential Development  
Site



res 16.A-16.C (pg. 60-62) of the report.

Other – Others:

10 second cycle length.

2034 No-Build Traffic Scenario (Responsibility – Cap 5 Development):



## Fairfield County Engineer

3026 W. Fair Ave.

Lancaster, OH 43130

Main: (740) 652-2300

Fax: (740) 687-7055

March 20, 2020

To: Lucas Haire  
Development Director  
City of Canal Winchester

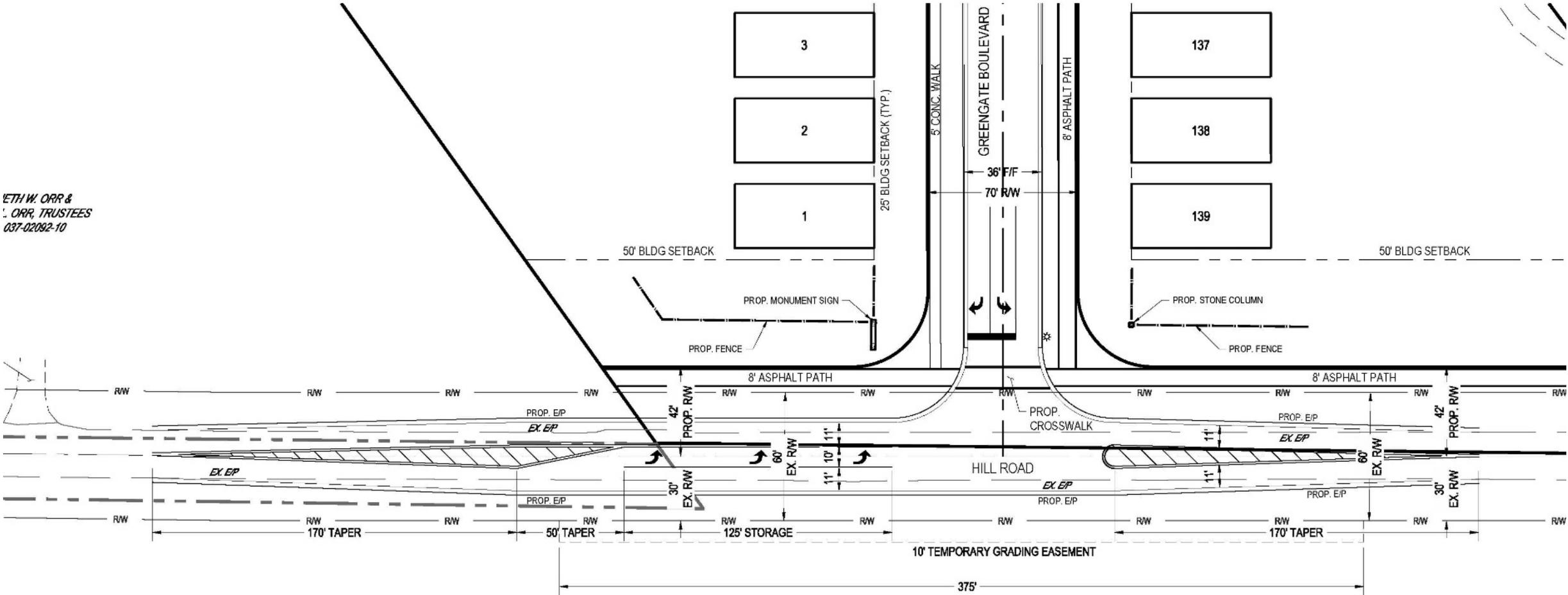
From: Eric McCrady, P.E., Deputy Engineer  
Fairfield County Engineer's Office

Subject: Greengate Traffic Impact Study – Canal Winchester

We offer the following comments for the Traffic Impact Study dated January 21, 2020:

1. We were not part of the development of the Memorandum of Understanding, and therefore, our Standards for Level of Service and acceptable levels of degradation have not been reviewed and applied to the results. There are intersections, Kings Crossing, that reduce by 2 levels of service in 2034, which is not acceptable.
2. The Study does not include a 2034 analysis without the "improvements by others" so there is not a way to see the impact of the development on the unimproved roadway system.
3. The study shows 3 phases, one year apart. We will require the improvements that are needed as part of the 2024 to be built on opening day, since the 3 consecutive years are so close together.

ETH W. ORR &  
TRUSTEES  
037-02092-10



THE PAWPAW PATCH, LLC  
PID #: 042-03885-10

**HILL ROAD IMPROVEMENTS**  
SCALE: 1" = 40'





## Fairfield County Engineer

3026 W. Fair Ave.

Lancaster, OH 43130

Main: (740) 652-2300

Fax: (740) 687-7055

May 27, 2020

City of Canal Winchester  
36 S. High Street  
Canal Winchester, OH 43110

ATTN: Andrew Moore, Planning & Zoning Administrator

Dear Mr. Moore:

CESO, Inc. has submitted preliminary design development drawings for the Hill Road widening to add a north bound left turn lane. They will need to prepare full construction documents in order to attain a final approval. Our office has reviewed the design development plans and agree that the proposed road changes can be achieved.

The final road widening, turn lane, ditch and other adjustments will remain within the existing right-of-way. We will require that the developer attain a temporary grading easement along the east side of Hill Road in order to make a smooth grade transition between the road right-of-way and adjacent parcel.



# Recommendation

---

Planning and Zoning Commission recommends the applicant's request for the Final Development Plan be approved and recommended to City Council with the following conditions:

1. The turn lane improvements along Hill Road be constructed with Phase 1 of the development.
2. The applicant is responsible for the proportional share of offsite traffic improvements.

CANAL  
WINCHESTER

The logo features three line-art icons in a gold color positioned above the word 'WINCHESTER'. From left to right, they are: a covered walkway or bridge structure, a gazebo with a pointed roof, and a multi-story building with a prominent entrance. A thin gold line runs horizontally across the middle of the text, passing behind the icons and under the word 'WINCHESTER'.

Established 1828

# Canal Winchester, OH – Greengate Development

**City Council Meeting – 3<sup>rd</sup> Reading**



**August 03 , 2020**

# Greengate Final Development Plan

- Detach Condominium Design Standard – Defined by PUD
  - The attached condominiums, detached condominiums and apartments shall each incorporate common elements of style, color schemes and materials such that they are architecturally compatible and complimentary. The exact style, color and materials for each area and use shall be submitted for the Villages approval along with the Final Site Plans and Final Engineered Drawings for each site.
  - Adjacent Redwood community is the baseline standard for addressing similar compatibility

# Existing Redwood Community

- Current Redwood Community
  - Single story, Attached two unit product, No basements, Rental community



# Ryan Homes Product

- Actual Product in Woodruff, SC

## Iris



# Ryan Homes Product

- Actual Product in Woodruff, SC

## Lily



# Ryan Homes Product

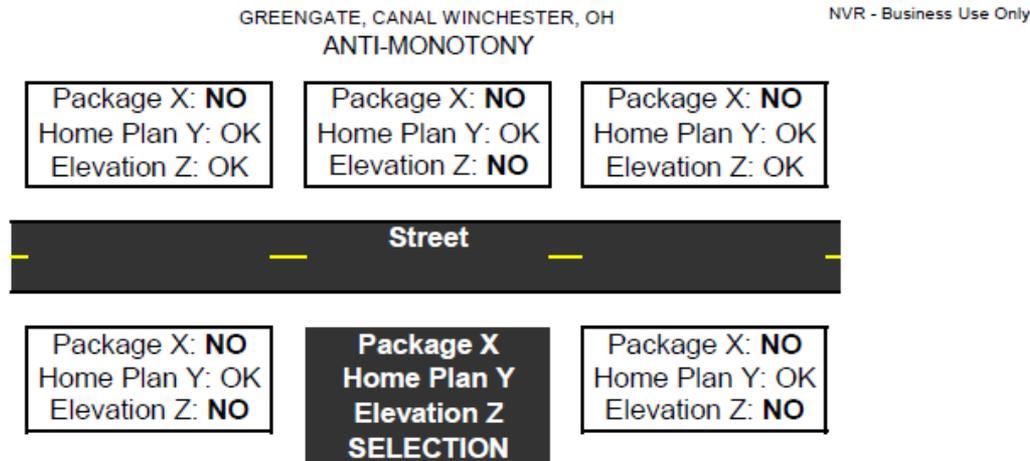
- Actual Product in Woodruff, SC
- Streetscape includes Architectural Diversity

## Marigold Streetscape



# Appearance Standards

- Chapter 1198 – Residential Appearance Standards
  - Although not required of this community, the following items of the current Appearance Standards will be incorporated
  - Section 1198.04(a)(1) – Architectural Diversity (Same house next to each other)
    - Ryan Homes will incorporate and Anti-monotony program as described below in order to elevate the streetscape of the community



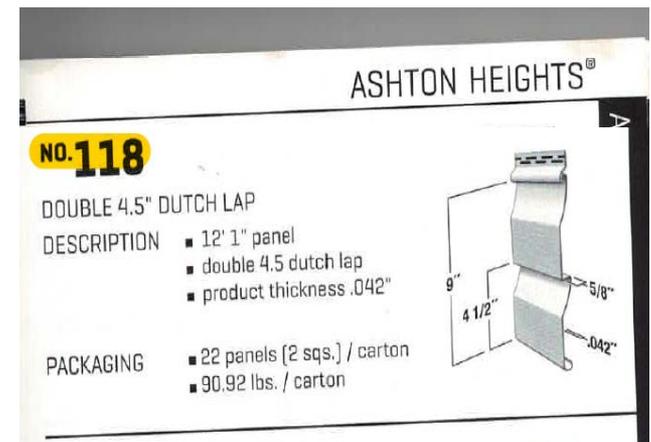
Exterior Color Packages can not be the same as the house across the street, next door (to either side), or "kitty-corner" across the street unless a different plan.

Home Plans can be the same as the house across the street, next door (to either side), and kitty-corner .

Elevations can not be the same as the house across the street or next door (to either side) unless at different plan.

# Appearance Standards (cont.)

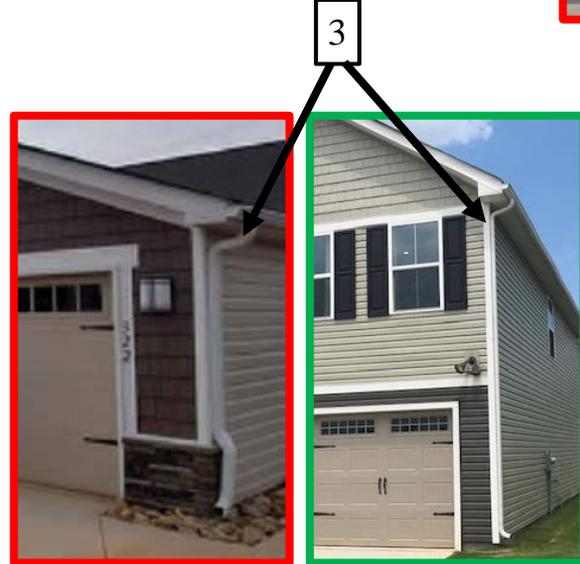
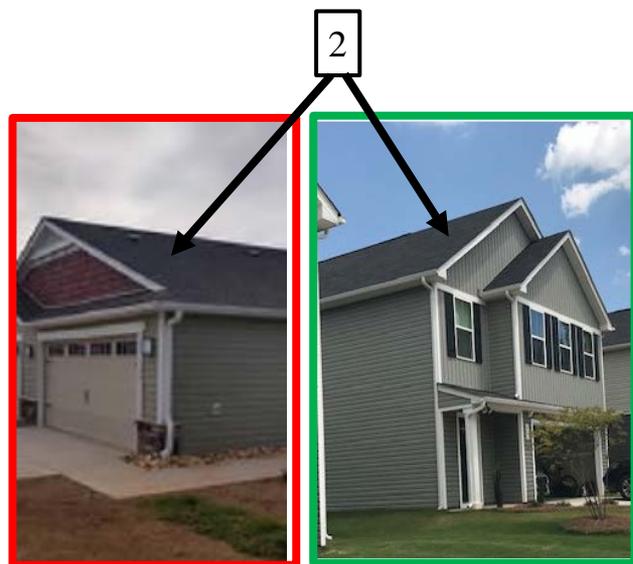
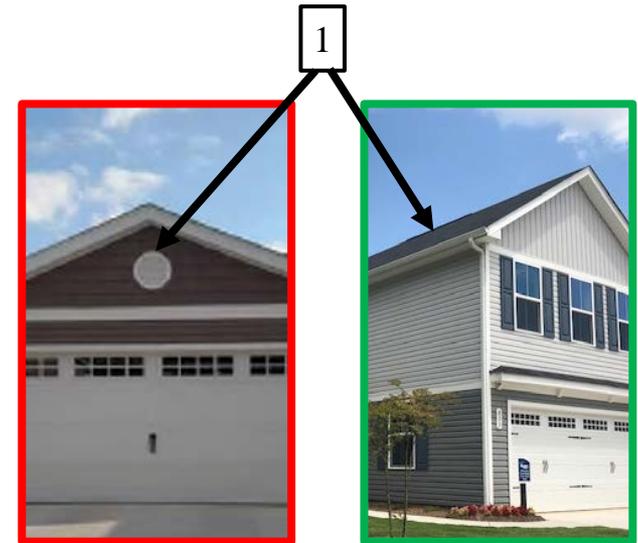
- Chapter 1198 – Residential Appearance Standards
  - Section 1198.04(a)(4)(A) – Portico
    - All homes will have a Portico
  - Section 1198.04(a)(5)(A) – Asphalt Dimensional Singles
  - Section 1198.04(a)(6) – Foundations
  - Section 1198.04(a)(10) – Roof Pitch
- The proposed Products will incorporate at least one Architectural feature on each side (see provided elevation details)
  - Iris Left Elevation & Lily Right Elevation incorporates a closed shutter feature (faux window)
- Vinyl Siding Specification
  - Architectural vinyl siding from Ashton Heights, or equivalent, will be used – 0.042 thickness
  - Redwood utilizes vinyl from Norandex that ranges from 0.042 – 0.046



# Product Comparison

- Architectural Materials and Features

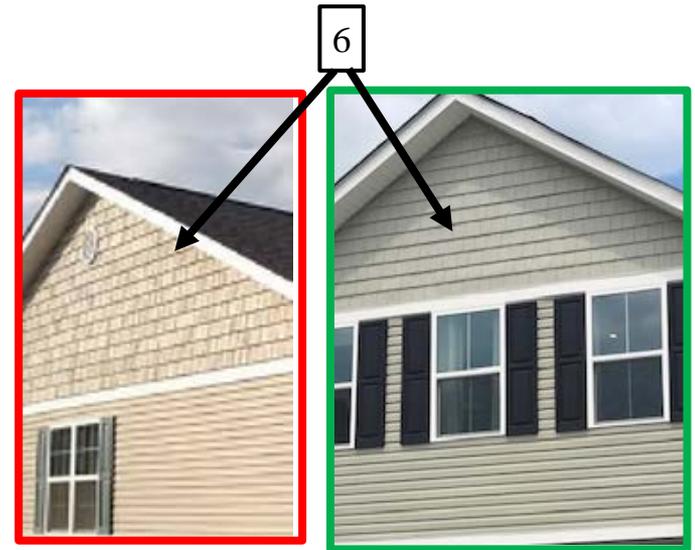
		Redwood	Ryan Homes
		<i>Material</i>	<i>Material</i>
1	Decorative Louver	Vinyl	N/A - Use of Ridge Vent
2	Asphalt Shingles	Dimensional 30 Year Laminated	Dimensional 25 year minimum
3	Gutters & Downspouts	Aluminum	Aluminum
4	Horizontal Siding	Vinyl	Vinyl
5	Vertical Board & Batton Siding	-	Vinyl



# Product Comparison

- Architectural Materials and Features

		Redwood	Ryan Homes
		Material	Material
6	Shake Siding	Vinyl	Vinyl
7	Corner Trim	Vinyl	Vinyl
8	Stone Veneer	Prestige	-
9	Overhead Garage Door	Raised Panel w/ Glass	Raised Panel w/ Glass
10	Single Hung Window	Vinyl	Vinyl



# Product Comparison

- Architectural Materials and Features

		Redwood	Ryan Homes
		Feature	Feature
11	Portico	-	All Models
12	Columns	Partial Units	All Models
13	Gable Pendiment	-	3 Models
14	Available Color Schemes	4	14
*	Overhang / Eaves	4 sides of 2 unit building	minimum of 3 sides of single family unit

\* See above presentation pictures and provided elevations







IRIS  
Elevations K & L





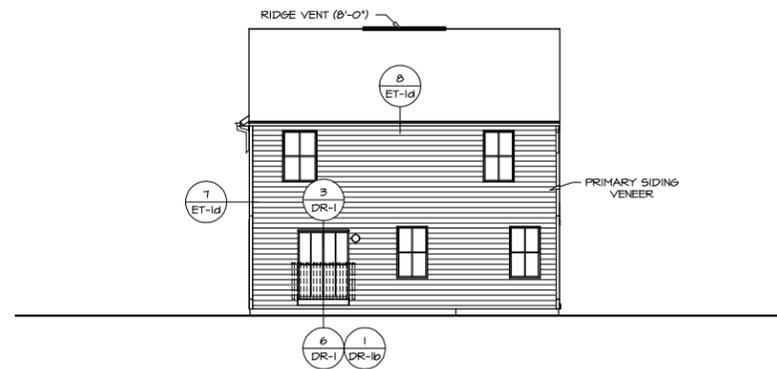




# LILY

## Elevations K & L

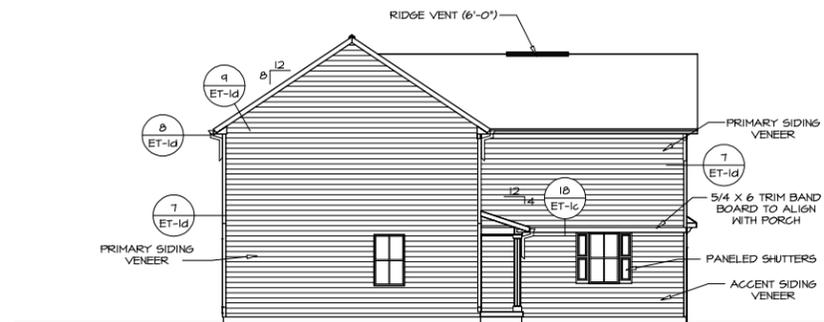




**2 REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"



**4 LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



**1 FRONT ELEVATION "K"**  
SCALE: 1/4" = 1'-0"

**NOTE:**  
GARAGE DOOR GLASS  
DESIGN MAY VARY BY  
MANUFACTURER

REMARKS

REV. NO. DATE

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**NVR**  
NVR, Inc.  
5285 Washview Drive, Suite 100  
Frederick, MD 21703

SET NO. LILLOO  
VERSION 01  
DRAWN BY CDP  
DATE: 9/28/18  
OPTION  
ELK

MODEL  
**LILY**  
DRAWING TITLE  
FRONT, REAR, AND SIDE ELEVATIONS  
OPTION DESCRIPTION  
ELEVATION K

SHEET NO.  
**A-1**  
4

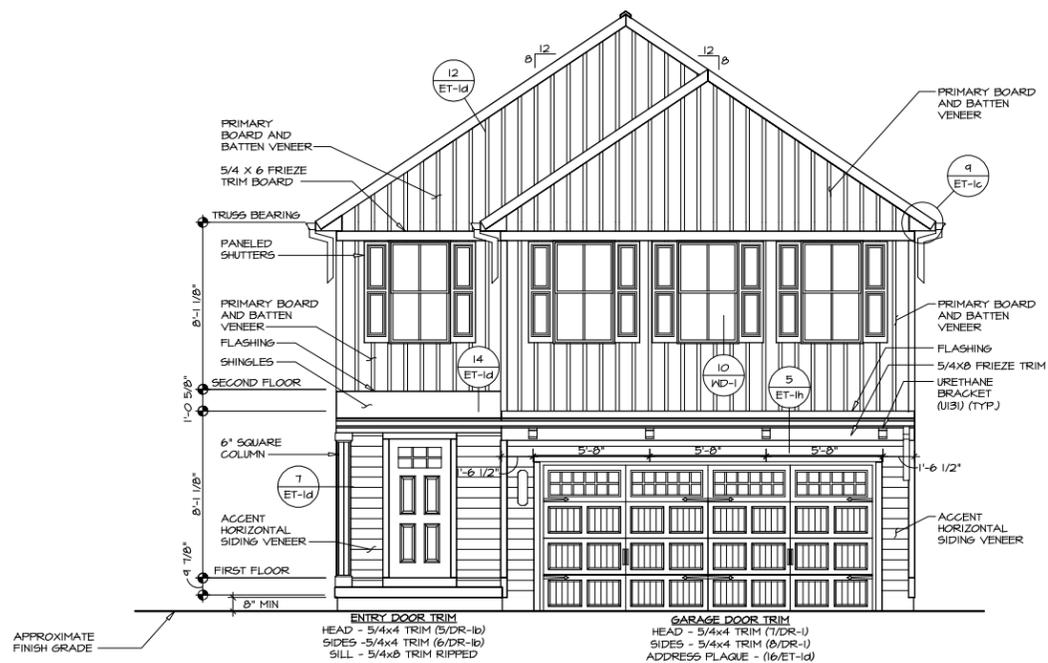




# MARIGOLD

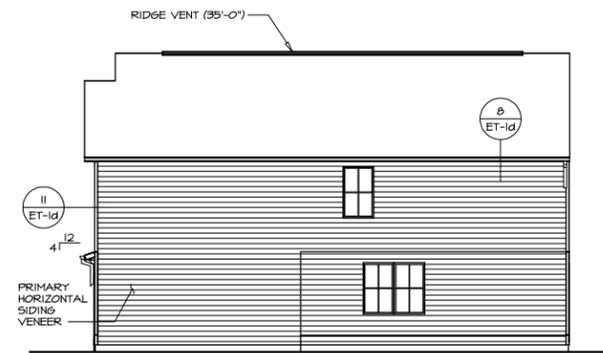
## Elevations K & L



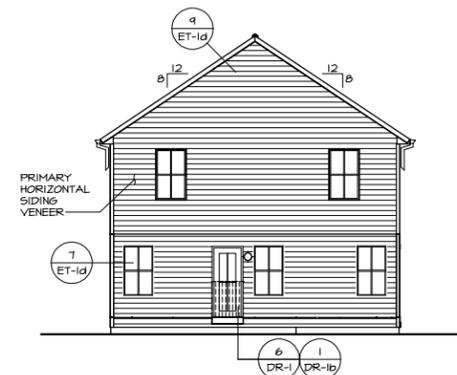


1 FRONT ELEVATION "K"  
SCALE: 1/4" = 1'-0"

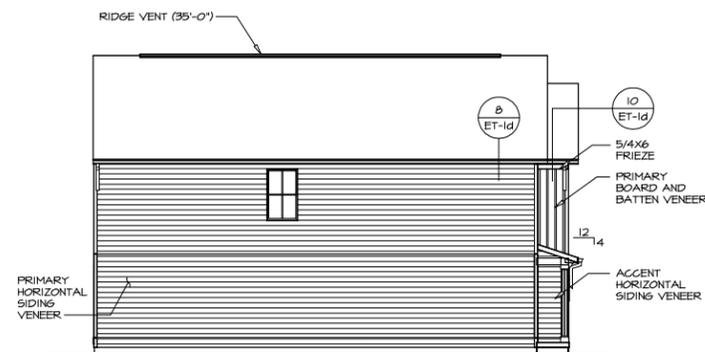
NOTE:  
GARAGE DOOR GLASS  
DESIGN MAY VARY BY  
MANUFACTURER



2 RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



3 REAR ELEVATION  
SCALE: 1/8" = 1'-0"



4 LEFT ELEVATION  
SCALE: 1/8" = 1'-0"

REMARKS

REV. NO. DATE

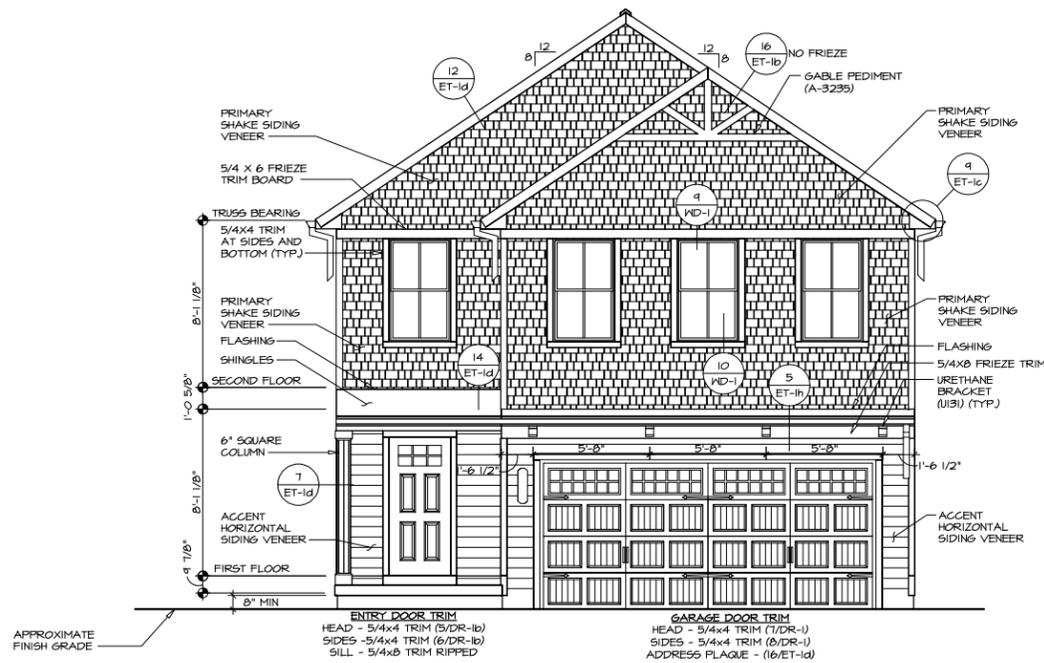
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**NVR**  
NVR, Inc.  
5285 Washview Drive, Suite 100  
Frederick, MD 21703

SET NO. MRS00  
VERSION 01  
DRAWN BY SGA  
DATE: 9/12/18  
OPTION  
ELK

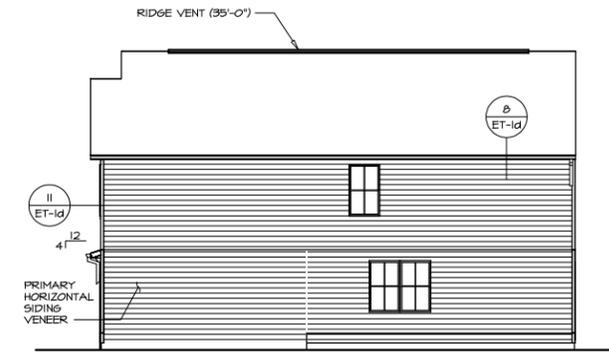
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DRAWING TITLE: ELEVATIONS  
OPTION DESCRIPTION: ELEVATION "K"

SHEET NO. A-1  
5

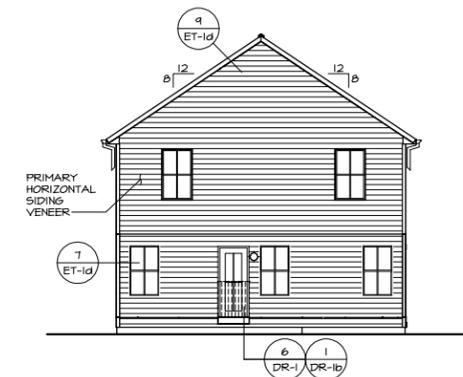


1 FRONT ELEVATION "L"  
SCALE: 1/4" = 1'-0"

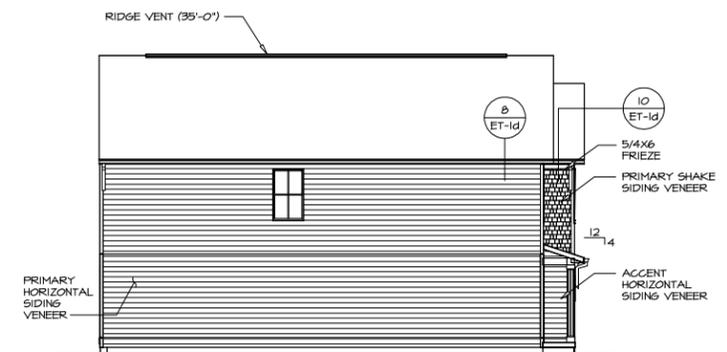
NOTE:  
GARAGE DOOR GLASS DESIGN MAY VARY BY MANUFACTURER



2 RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



3 REAR ELEVATION  
SCALE: 1/8" = 1'-0"



4 LEFT ELEVATION  
SCALE: 1/8" = 1'-0"

REMARKS

REV. NO. DATE

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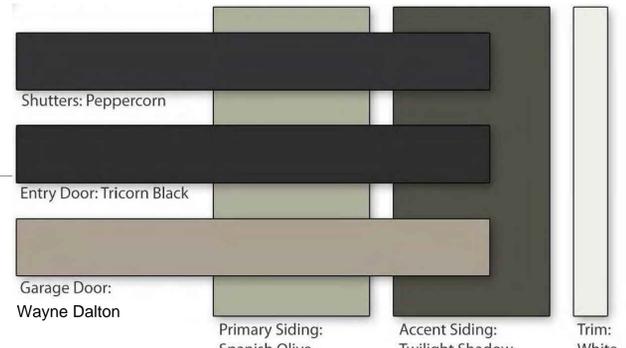
**NVR**  
NVR, Inc.  
5285 Washview Drive, Suite 100  
Frederick, MD 21703

SET NO. MR500  
VERSION 01  
DRAWN BY SGA  
DATE: 9/27/18  
OPTION ELL

MODEL: MARIGOLD  
DRAWING TITLE: ELEVATIONS  
OPTION DESCRIPTION: ELEVATION "L"

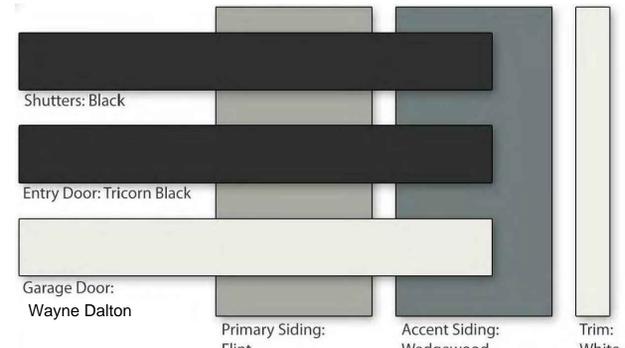
SHEET NO. A-1  
6

**CHECK SET**  
 Not For Construction



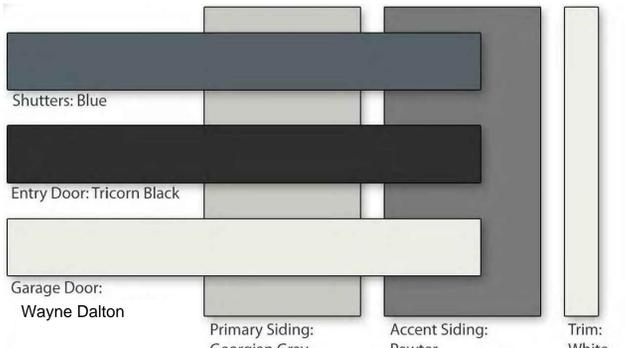
Shutters: Peppercorn  
 Entry Door: Tricorn Black  
 Garage Door: Wayne Dalton  
 Primary Siding: Spanish Olive  
 Accent Siding: Twilight Shadow  
 Trim: White

**ESLSR27**



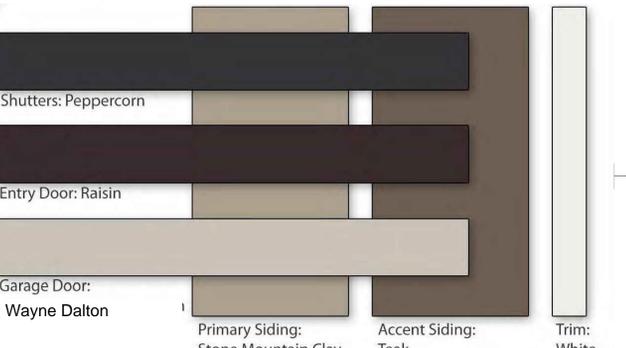
Shutters: Black  
 Entry Door: Tricorn Black  
 Garage Door: Wayne Dalton  
 Primary Siding: Flint  
 Accent Siding: Wedgewood  
 Trim: White

**ESLSR28**



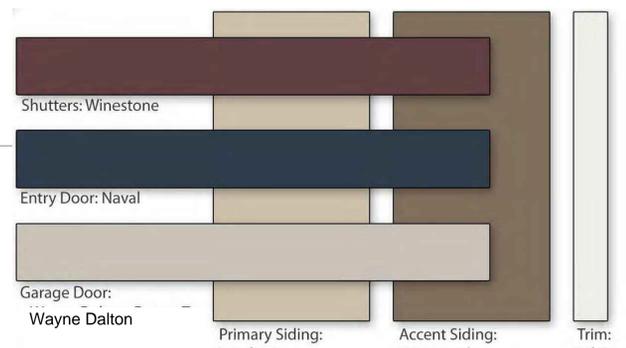
Shutters: Blue  
 Entry Door: Tricorn Black  
 Garage Door: Wayne Dalton  
 Primary Siding: Georgian Gray  
 Accent Siding: Pewter  
 Trim: White

**ESLSR29**



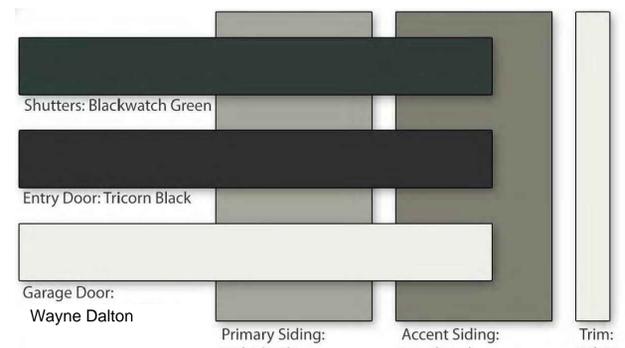
Shutters: Peppercorn  
 Entry Door: Raisin  
 Garage Door: Wayne Dalton  
 Primary Siding: Stone Mountain Clay  
 Accent Siding: Teak  
 Trim: White

**ESLSR30**



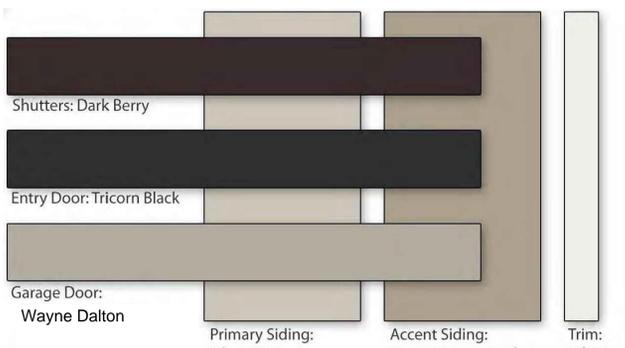
Shutters: Winestone  
 Entry Door: Naval  
 Garage Door: Wayne Dalton  
 Primary Siding: Sandy Tan  
 Accent Siding: Briarwood  
 Trim: White

**ESLSR31**



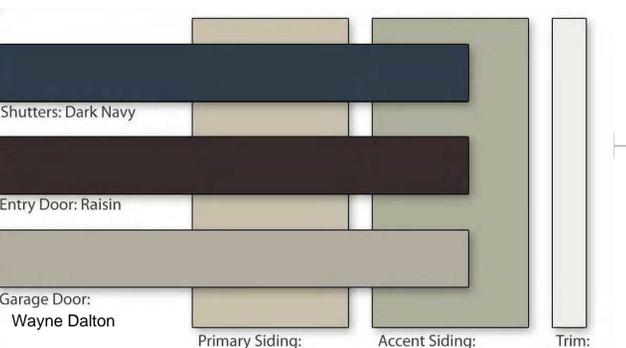
Shutters: Blackwatch Green  
 Entry Door: Tricorn Black  
 Garage Door: Wayne Dalton  
 Primary Siding: Irish Thistle  
 Accent Siding: Sagebrook  
 Trim: White

**ESLSR32**



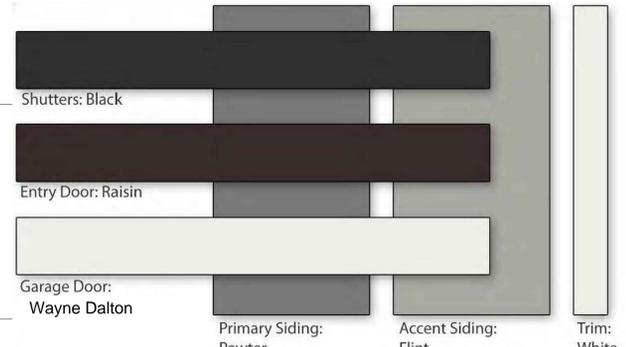
Shutters: Dark Berry  
 Entry Door: Tricorn Black  
 Garage Door: Wayne Dalton  
 Primary Siding: Silver Mist  
 Accent Siding: Stone Mountain Clay  
 Trim: White

**ESLSR33**



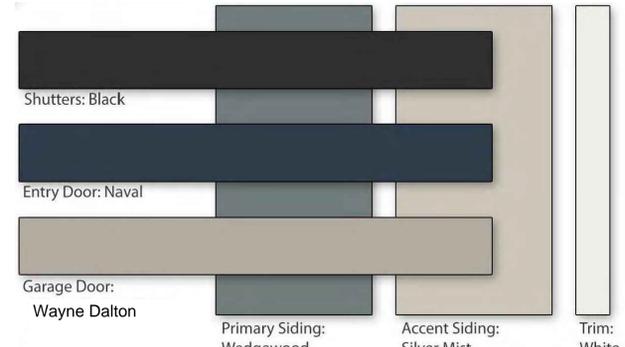
Shutters: Dark Navy  
 Entry Door: Raisin  
 Garage Door: Wayne Dalton  
 Primary Siding: Natural Almond  
 Accent Siding: Spanish Olive  
 Trim: White

**ESLSR34**



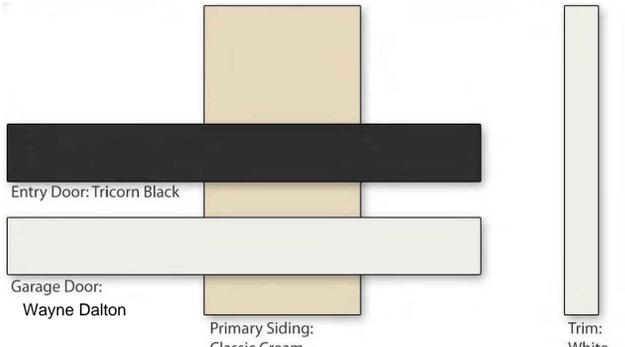
Shutters: Black  
 Entry Door: Raisin  
 Garage Door: Wayne Dalton  
 Primary Siding: Pewter  
 Accent Siding: Flint  
 Trim: White

**ESLSR35**



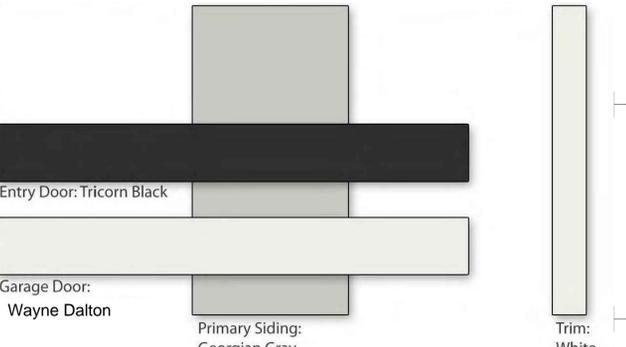
Shutters: Black  
 Entry Door: Naval  
 Garage Door: Wayne Dalton  
 Primary Siding: Wedgewood  
 Accent Siding: Silver Mist  
 Trim: White

**ESLSR36**



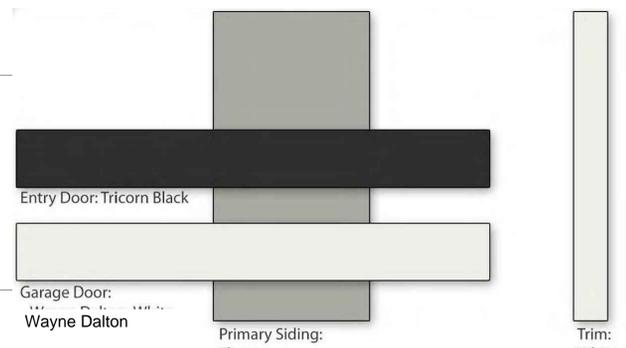
Shutters: Black  
 Entry Door: Tricorn Black  
 Garage Door: Wayne Dalton  
 Primary Siding: Classic Cream  
 Trim: White

**ESSR008**



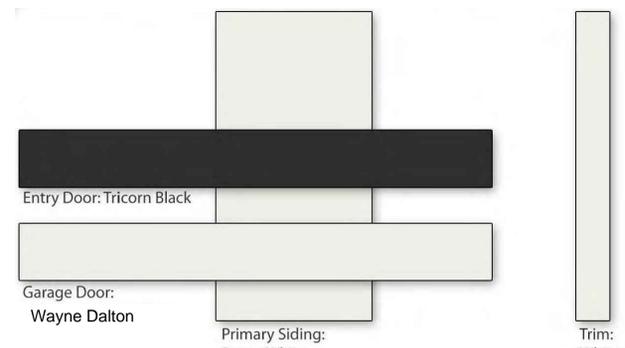
Shutters: Black  
 Entry Door: Tricorn Black  
 Garage Door: Wayne Dalton  
 Primary Siding: Georgian Gray  
 Trim: White

**ESSR009**



Shutters: Black  
 Entry Door: Tricorn Black  
 Garage Door: Wayne Dalton  
 Primary Siding: Flint  
 Trim: White

**ESSR010**



Shutters: Black  
 Entry Door: Tricorn Black  
 Garage Door: Wayne Dalton  
 Primary Siding: Dover White  
 Trim: White

**ESSR011**

**REVISIONS**

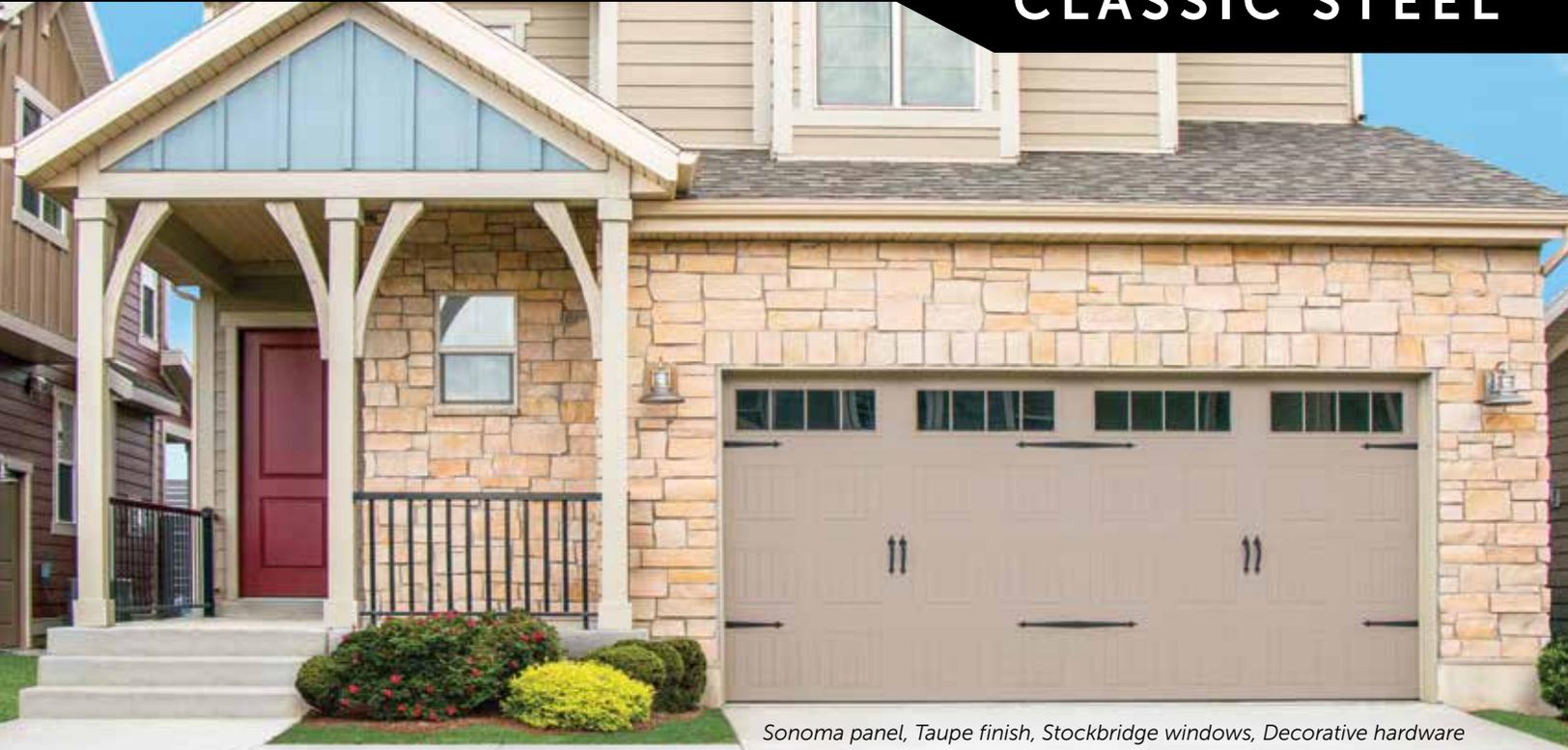
date	issued

XXX-XXX NOTES

drawn by: dcg checked by: GS  
 issue date: 00.00.0000 PROJECT NO. 00000

**SIMPLY RYAN  
 COLOR OPTIONS**

C:\Users\G2 Computer\Desktop\1500x\_Marysville - Professional Pkwy\1500x\_Professional Pkwy\_LDRB.dwg Mar 24, 2020 - 4:15pm G2 Computer 5



*Sonoma panel, Taupe finish, Stockbridge windows, Decorative hardware*

**Built for performance and affordability, Model 9100 offers top value and features foamed-in-place insulation along with a variety of style options.**

**DOOR FEATURES**

**Pinch-Resistant Panels**  
prevent finger injuries while the door is closing.

**Foamed-In-Place Polyurethane Insulation**  
provides thermal efficiency with an R-value\* of 9.

**Integral Struts**  
add rigidity and strength for long life and smooth.

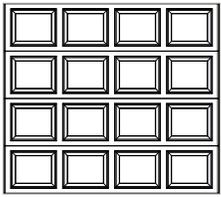


- **High Cycle Spring Option**  
Choose a 25,000 cycle spring for almost twice the life of a standard torsion spring
- **TorqueMaster® Plus Counter Balance System**  
Contains springs safely inside a steel tube to prevent accidental release of tension that could cause injury and features anti-drop safety technology
- **Wind Load Options**  
Available with structural reinforcements for use in coastal or high wind region
- **Limited Lifetime Warranty**

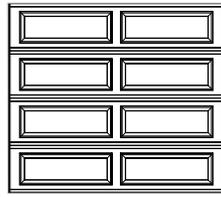


\*Wayne Dalton uses a calculated door section R-value for our insulated doors. See website for warranty and wind load details.

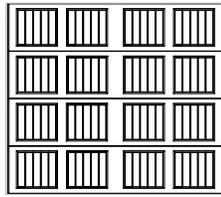
# 1 Choose Your Style



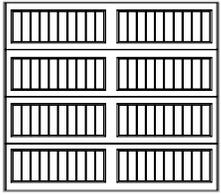
Colonial



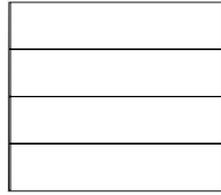
Ranch



Sonoma



Sonoma Ranch



Contemporary

# 3 Choose Your Windows



Cascade I



Clear II



Stockton I



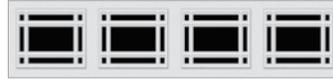
Stockton III



Arched Stockton IV



Stockbridge



Prairie I



Williamsburg I

Not all window styles available on all panel designs.  
Window configuration may vary depending on door size.  
See Dealer or website for complete window selection.

# 2 Choose Your Color

## Standard Finish



White



Almond



Desert Tan



Taupe



Gray



Brown



Green

Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your Dealer for accurate color matching.

# 4 Choose Your Hardware



Arrow



Aspen



Barcelona



Bean



Conifer



Fleur De Lis



Spear

**Wayne Dalton**  
GARAGE DOORS

2501 S. State Hwy 121 Bus., Ste 200  
Lewisville, TX 75067

[wayne-dalton.com](http://wayne-dalton.com)



© 2020 Wayne Dalton, a Division of Overhead Door Corporation. Consistent with our policy of continuing product improvement, we reserve the right to change product specifications without notice or obligation. Item W900-1204 02/20



Model 9100, Colonial panel, Desert Tan finish, Stockton I windows

**ORDINANCE NO. 20-034**

**AN ORDINANCE TO REPEAL SECTION 333.03.1 OF THE CODIFIED  
ORDINANCES OF THE CITY OF CANAL WINCHESTER**

WHEREAS, Section 351.14(c) in part provides authorization to the Director of Public Service to issue rules and regulations of traffic control devices and signs; and,

WHEREAS, in order to eliminate due duplicity of City Code sections governing sign regulations, it is the recommendation of the Director of Public Service that Section 333.03.1 be repealed; and,

WHEREAS, Council hereby finds and determines that it is in the best interest of the City of Canal Winchester to repeal Section 333.03.1 of the codified ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

Section 1. That Section 333.03.1 is hereby repealed.

Section 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED \_\_\_\_\_

\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST \_\_\_\_\_  
CLERK OF COUNCIL

\_\_\_\_\_  
MAYOR

DATE APPROVED \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

\_\_\_\_\_  
Clerk of Council

03-15-04  
0-03-04F  
Sponsor: Mr. Deeds

ORDINANCE NO. 45-04

**TO ESTABLISH THE PRIMA FACIE LAWFUL SPEED LIMIT ON WEST WATERLOO STREET/WINCHESTER BLVD. FROM CHESTERVILLE DRIVE TO GENDER ROAD AT 35 MILES PER HOUR.**

BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF CANAL WINCHESTER, OHIO:

SECTION 1. That Section 333.03.1 is hereby enacted to read as follows:

Section 333.03.1 PRIMA FACIE SPEED ON WATERLOO STREET/WINCHESTER BLVD. FROM CHESTERVILLE DRIVE TO GENDER ROAD.

It is prima-facie lawful, for the operator of a motor vehicle to operate the same at a speed not exceeding 35 miles per hour on Waterloo Street/Winchester Blvd from Chesterville Drive to Gender Road.

SECTION 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

DATE PASSED July 6, 2004

ATTEST Hansa K. Ober  
CLERK OF COUNCIL

[Signature]  
PRESIDENT OF COUNCIL

[Signature]  
MAYOR

DATE APPROVED 7-6-04

APPROVED AS TO FORM:  
[Signature]  
LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

Hansa K. Ober  
CLERK-TREASURER

**ORDINANCE NO. 20-035**

**AN ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO A CONTRACT WITH RUMPKE OF OHIO, INC FOR THE CITY'S MUNICIPAL WASTE HAULING, DISPOSAL AND RECYCLING SERVICES AND DECLARING AN EMERGENCY**

WHEREAS, the City's current municipal waste contract expires September 30<sup>th</sup>, 2020; and,

WHEREAS, Council previously determined that it is in the best interest of the City to initiate a request for proposals (RFP) process to procure these vital city services and, pursuant to the City's Amended Charter and the City's Codified Ordinances, Council waived the competitive bidding requirement with respect to the contract; and,

WHEREAS, in accordance with the RFP process, a team consisting of the Mayor, Councilman Bennett, the Director of Public Service, the Construction Services Administrator and the Finance Director evaluated the proposals and determined that Rumpke of Ohio, Inc's proposal best serves the interests of the City and our residents.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANAL WINCHESTER, STATE OF OHIO:

Section 1. That the Mayor or designee be, and hereby is, authorized and directed to enter into a contract for municipal waste hauling, disposal and recycling services, in a form acceptable to the Law Director, with Rumpke of Ohio, Inc.

Section 2. That this ordinance is hereby declared to be an emergency measure, necessary for the preservation of the public health, safety and welfare, such emergency arising from the need to provide services by a specific date and shall take effect and be in force from and after its passage.

DATE PASSED \_\_\_\_\_

\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST \_\_\_\_\_  
CLERK OF COUNCIL

\_\_\_\_\_  
MAYOR

DATE APPROVED \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
LEGAL COUNSEL

I hereby certify that the ordinance as set forth above was published for a period of not less than fifteen days after passage by the Council, by posting a copy thereof in not less than three (3) public places in the municipal corporation, as determined by Council and as set forth in the Canal Winchester Charter.

\_\_\_\_\_  
Finance Director/Clerk of Council



## **Mayor's Report**

**August 3, 2020**

### **Music in the Park:**

The July 17<sup>th</sup> Music in the Park event went very well. We had the most show cars we have had for the last four or five years. Everyone did a great job of following the social distancing rules including the band members who all maintained six foot spacing between all members. It was the first concert for the band since January as many have been cancelled. Numerous people in attendance came up to me and commented on how much they appreciated the city doing this. Depending on the future COVID rules and moving forward, we will try to schedule another event or two for the late summer / early fall season.

### **American Red Cross Blood Drive:**

The American Red Cross held a Blood Drive in Canal Winchester on July 21<sup>st</sup> and collected what they referred to as, an amazing 65 units of blood. They will be returning on September 15<sup>th</sup> to do another blood drive. More information will be coming soon about the September event and future blood drives.

### **Trick or Treat:**

I know this seems to be a little early to be mentioning but, Halloween falls on Saturday this year. When Halloween falls on the weekend Trick or Treat is always celebrated on the Thursday prior. Trick or Treat 2020, will be held on Thursday October 29<sup>th</sup>. Time will be announced at a later date.

## Monthly Mayor's Court Report

Canal Winchester Mayor's Court  
Cash Flow for May 2020

Page : 1  
Report Date : 06/01/2020  
Report Time : 08:51:47

	Current Period	Year-To-Date	Last Year-to-Date
<b>City Revenue From:</b>			
Court Costs			
Court Costs	\$1,403.00	\$9,629.00	\$6,345.00
Additional Costs	\$78.00	\$122.00	\$320.00
Fines			
Overpayment / Adjustment	\$0.00	\$0.00	\$10.00
City Revenue From Fines	\$3,373.00	\$28,264.00	\$20,375.60
Fees			
Fees	\$110.00	\$970.00	\$1,130.00
Bond Forfeits			
Bond Forfeits	\$0.00	\$0.00	\$695.00
Miscellaneous/Other			
Bond Administration Fees	\$0.00	\$0.00	\$0.00
<b>Total to City:</b>	<b>\$4,964.00</b>	<b>\$38,985.00</b>	<b>\$28,875.60</b>
<b>State Revenue From:</b>			
Court Costs			
Court Costs	\$1,408.00	\$10,243.60	\$6,834.00
Fines			
Fines	\$167.00	\$287.00	\$0.00
Fees			
Fees	\$30.00	\$60.00	\$60.00
<b>Total to State:</b>	<b>\$1,605.00</b>	<b>\$10,590.60</b>	<b>\$6,894.00</b>
<b>Other Revenue From:</b>			
Court Costs			
Court Costs	\$54.00	\$332.40	\$195.00
Restitution			
Restitution	\$0.00	\$40.00	\$322.50
<b>Total to Other:</b>	<b>\$54.00</b>	<b>\$372.40</b>	<b>\$517.50</b>
<b>TOTAL REVENUE *</b>	<b>\$6,623.00</b>	<b>\$49,948.00</b>	<b>\$36,287.10</b>
*Includes credit card receipts of	\$177.00	\$10,247.00	\$8,808.00

END OF REPORT

# Ticket Summary

Canal Winchester Mayor's Court  
All tickets issued from 05/01/2020 through 05/31/2020

Page : 1  
Report Date : 06/01/2020  
Report Time : 08:53:24

<u>Ordinance</u>	<u>Description</u>	<u># Offenses</u>
313.010	TRAFFIC CONTROL DEVICES	8
331.120	U TURNS RESTRICTED	1
331.340	FTC/FULL TIME ATT./WEAVING	5
333.030	SPEED	24
333.030A	ACDA	3
333.030B	Speed	1
333.080	FAIL TO CONTROL	1
335.010	OL REQUIRED,RESTRICTION VIOL	6
335.010A1	EXPIRED DRIVERS LICENSE	1
335.010A3	NO MOTORCYCLE OPERATORS LICENC	1
335.060	DISPLAY OF DRIVER'S LICENSE	1
335.070	DUS/REVOICATION/RESTRICTIONS	12
335.071	DRIVING UNDER OVI SUSPENSION	1
335.072	DRIVING UNDER FRA SUSPENSION	3
335.073	DRIVING WITHOUT COMPLYING WITH LICENSE	2
335.090	DISPLAY OF LICENSE PLATES	3
335.100	EXPIRED TAGS OR UNLAWFUL PLATES	10
335.110	TRANSFER OF OWNER/REGISTRATION	4
337.020	LIGHTED LIGHTS	1
337.270	SAFETY BELT REQUIRED DRIVER	4
337.280	TINTED WINDOWS	1
351.160	PROHIBITED PARKING; FIRE LANE	1
501.100	COMPLICITY	1
509.030	DISORDERLY CONDUCT	1
513.030	DRUG ABUSE, CONTROLLED SUBSTANCE POSSESSION	1
513.030A	POSSESSION OF MARIJUANA 513.03 C2A	2
513.120	DRUG PARAPHERNALIA	1
529.070	OPEN CONTAINER PROHIBITED	1
541.050	CRIMINAL TRESPASS	2
545.050	THEFT	18
545.190	POSSESSION OF CRIMINAL TOOLS	1
549.020	CARRYING CONCEALED WEAPONS	1
549.030	USING WEAPON WHILE INTOXICATED	1
<b>Total Offenses for Time Period</b>		<b>124</b>
<b>Total Tickets for Time Period</b>		<b>99</b>

## Monthly Mayor's Court Report

Canal Winchester Mayor's Court  
Cash Flow for June 2020

Page : 1  
Report Date : 07/01/2020  
Report Time : 10:23:10

	Current Period	Year-To-Date	Last Year-to-Date
<b>City Revenue From:</b>			
Court Costs			
Court Costs	\$3,114.00	\$12,743.00	\$8,197.00
Additional Costs	\$224.00	\$346.00	\$475.00
Fines			
Overpayment / Adjustment	\$0.00	\$0.00	\$10.00
City Revenue From Fines	\$7,631.00	\$35,895.00	\$24,909.60
Fees			
Fees	\$190.00	\$1,160.00	\$1,188.00
Bond Forfeits			
Bond Forfeits	\$0.00	\$0.00	\$695.00
Miscellaneous/Other			
Bond Administration Fees	\$0.00	\$0.00	\$0.00
<b>Total to City:</b>	<b>\$11,159.00</b>	<b>\$50,144.00</b>	<b>\$35,474.60</b>
<b>State Revenue From:</b>			
Court Costs			
Court Costs	\$3,088.50	\$13,332.10	\$8,713.50
Fines			
Fines	\$90.00	\$377.00	\$30.00
Fees			
Fees	\$60.00	\$120.00	\$60.00
<b>Total to State:</b>	<b>\$3,238.50</b>	<b>\$13,829.10</b>	<b>\$8,803.50</b>
<b>Other Revenue From:</b>			
Court Costs			
Court Costs	\$103.50	\$435.90	\$253.50
Restitution			
Restitution	\$250.00	\$290.00	\$322.50
<b>Total to Other:</b>	<b>\$353.50</b>	<b>\$725.90</b>	<b>\$576.00</b>
<b>TOTAL REVENUE *</b>	<b>\$14,751.00</b>	<b>\$64,699.00</b>	<b>\$44,854.10</b>
*Includes credit card receipts of	\$4,801.00	\$15,048.00	\$10,259.00

END OF REPORT

# Ticket Summary

Canal Winchester Mayor's Court  
All tickets issued from 06/01/2020 through 06/30/2020

Page : 1  
Report Date : 07/01/2020  
Report Time : 10:26:13

<u>Ordinance</u>	<u>Description</u>	<u># Offenses</u>
313.010	TRAFFIC CONTROL DEVICES	2
331.080	MARKED LANES OF TRAVEL	1
331.120	U TURNS RESTRICTED	1
331.170	RIGHT OF WAY WHEN TURNING LEFT	1
331.340	FTC/FULL TIME ATT./WEAVING	1
333.030	SPEED	13
333.030A	ACDA	2
333.090	RECKLESS OPERATION	1
335.010	OL REQUIRED,RESTRICTION VIOL	4
335.010A1	EXPIRED DRIVERS LICENSE	2
335.070	DUS/REVOCATION/RESTRICTIONS	6
335.071	DRIVING UNDER OVI SUSPENSION	2
335.072	DRIVING UNDER FRA SUSPENSION	2
335.073	DRIVING WITHOUT COMPLYING WITH LICENSE	5
335.100	EXPIRED TAGS OR UNLAWFUL PLATES	7
335.110	TRANSFER OF OWNER/REGISTRATION	3
337.040	TAIL LIGHT/LICENSE PLATE LIGHT	1
337.130	DISPLAY OF LIGHTED LIGHTS	1
337.270	SAFETY BELT REQUIRED DRIVER	1
351.010	PARKING VIOLATION	1
351.030	PROHIBITED STANDING OR PARKING	2
371.010	RIGHT OF WAY IN CROSSWALK	1
501.100	COMPLICITY	3
509.030	DISORDERLY CONDUCT	1
513.030A	POSSESSION OF MARIJUANA 513.03 C2A	2
513.120	DRUG PARAPHERNALIA	2
525.070	OBSTRUCTING OFFICIAL BUSINESS	1
541.030	CRIMINAL DAMAGE OR ENDANGERING	1
541.050	CRIMINAL TRESPASS	3
545.050	THEFT	21
<b>Total Offenses for Time Period</b>		<b>94</b>
<b>Total Tickets for Time Period</b>		<b>75</b>

MO YR *June 2020*

Patrol Bureau Shift Daily Summary  
Canal Winchester Monthly Statistical Summary

Lt. M. Churchill - Patrol Bureau Commander

Day of Month	# Dispatched Calls	# Pick-up Runs	# Multiple Unit Calls	# Reports	# Addendums	# F.I. Cards	# Civil Paper Attempts	# Civil Papers Served	# Bldg Checks	# Vacation Checks	# Traffic Stops	# Citations	# Warnings	# Felony Arrests	# Misd Arrests	# Warrant Arrests	# OVI Arrests	# Probate (Pink Slip)	# Charge Packets	# Summons In Lieu	# Misd Charges Filed	# Fel. Charges Filed	Total Down Time	Total No. of Staff	
1	16	48	11	4	0	1	0	0	260	0	4	1	3	0	0	0	0	0	0	0	1	0	0	2,123	6:00
2	26	44	19	3	2	0	0	0	181	0	8	4	8	0	2	0	0	0	0	0	0	2	0	2,970	6:00
3	15	20	5	8	1	0	0	0	202	0	3	7	1	0	0	1	1	0	0	0	0	2	0	2,368	7:00
4	9	26	7	5	0	0	0	0	158	0	3	3	5	0	3	0	0	0	0	0	3	0	0	1,956	7:00
5	37	33	19	6	1	1	0	0	239	0	9	4	7	0	0	1	0	0	0	0	5	5	0	2,920	7:00
6	15	39	11	3	1	0	1	1	257	0	4	0	4	0	2	2	0	0	0	0	5	6	0	1,963	6:00
7	17	35	15	2	15	0	0	0	88	0	7	1	7	0	0	0	0	0	0	0	3	3	0	2,038	6:00
8	10	46	6	4	4	0	0	0	303	0	10	6	10	0	0	0	0	0	0	0	0	1	0	2,536	7:50
9	20	41	7	4	2	0	0	0	324	0	10	3	8	0	0	0	0	0	0	0	0	0	0	3,046	8:00
10	17	27	7	4	0	0	0	0	176	0	7	2	5	0	4	2	0	0	0	0	1	7	0	2,374	7:00
11	19	24	8	4	0	0	0	0	142	0	3	6	2	0	1	1	0	0	0	0	2	3	0	2,128	7:00
12	22	37	17	3	0	0	0	0	285	3	5	7	4	2	3	1	1	0	0	0	0	3	0	2,356	8:00
13	20	21	17	4	0	0	0	0	170	2	6	0	7	0	0	0	0	1	0	1	1	1	0	2,090	6:00
14	9	36	9	2	2	0	0	0	143	9	19	1	18	0	0	0	0	0	0	0	2	1	0	1,892	6:00
15	17	44	12	3	1	0	0	0	275	16	12	6	10	0	0	0	0	0	0	0	1	11	0	2,631	7:00
16	17	51	14	4	2	0	0	0	304	18	10	3	9	0	0	1	0	0	0	0	2	3	0	2,850	8:00
17	16	30	14	3	0	0	1	1	277	11	11	5	9	0	0	1	1	0	0	0	0	3	0	2,671	8:00
18	10	34	8	5	0	1	0	0	250	11	8	4	9	0	0	1	0	0	1	0	0	2	0	2,428	8:00
19	15	42	12	1	0	0	0	0	300	6	9	2	7	0	1	1	0	0	0	0	0	1	0	2,290	7:00
20	13	36	7	3	0	0	0	0	237	3	1	1	1	0	2	0	0	0	0	0	3	3	0	1,795	6:50
21	13	44	8	5	0	0	0	0	209	2	0	0	0	0	2	0	0	0	0	0	5	4	0	2,714	7:00
22	24	44	16	3	2	0	0	0	317	4	4	4	2	0	0	0	0	0	0	0	0	1	0	2,023	6:50
23	17	37	9	1	0	0	0	0	203	4	2	0	2	0	1	1	0	0	0	0	0	2	0	1,957	7:00
24	22	48	14	2	1	0	0	0	253	4	2	0	2	0	0	1	0	0	0	0	4	4	0	2,139	7:00
25	17	42	12	4	0	0	0	0	177	2	2	0	5	1	2	2	0	0	0	0	1	150	3	2,366	7:00
26	21	39	15	3	0	0	0	0	190	4	3	1	2	0	1	1	0	0	0	0	2	4	0	2,408	7:00
27	11	34	5	2	0	0	0	0	173	4	10	1	9	0	0	0	0	0	0	0	1	1	0	1,353	6:50
28	14	30	8	1	0	0	0	0	111	2	8	2	7	0	0	0	0	0	0	0	0	0	0	1,368	6:00
29	17	39	7	6	1	0	0	0	164	4	7	10	6	0	1	1	0	0	0	0	0	1	0	2,033	6:50
30	15	50	9	2	1	0	0	0	220	5	10	5	6	0	0	1	0	0	0	0	0	2	0	2,174	6:50
<b>Total</b>	<b>511</b>	<b>1,121</b>	<b>328</b>	<b>104</b>	<b>36</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>6,588</b>	<b>114</b>	<b>197</b>	<b>89</b>	<b>175</b>	<b>3</b>	<b>25</b>	<b>19</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>42</b>	<b>226</b>	<b>3</b>	<b>67,960</b>	<b>6.87</b>	

Busy Time: *1st = 78.6%* and *= 64.9%* *3rd = 62.1%* *Total = 68.5%*

AVG:

# COUNCIL UPDATE



July 31, 2020

Finance Department  
Amanda Jackson, Finance Director

## **Project Status:**

*Rental and Pool Membership Software* – We have been working diligently to get our new rental and membership software up and running. We purchased a product called CivicRec, the same parent company as our website developer and our Council agenda software, which will be more user friendly than those we have had in the past. We have a few more small items to sort through before launching the site but hope to do so in the next few weeks.

*2020 Income Tax Collections Update* – As of July 30<sup>th</sup>, income tax collections for the year are about 0.5% higher than last year. As we've been saying since the beginning of the pandemic, we have been very fortunate in Canal Winchester that our businesses and residents have been able to withstand this in the way they have. We will continue to monitor the collections over the next several months but I am confident that we can expect to not take a large hit in income tax collections this year.

*Mayor's Court* – We held Mayor's Court at the Community Center every Thursday from June 4<sup>th</sup> through July 16<sup>th</sup> to help catch up from the COVID-19 shutdown. Using the Community Center was essential for us to achieve social distancing and provided us enough space to accommodate everyone safely. We will continue to hold court there for the remainder of the year and our back on our regular schedule of the 1<sup>st</sup> and 3<sup>rd</sup> Thursdays of each month. Statistics from May and June 2020 are included in your packets this evening.

# COUNCIL UPDATE



July 29, 2020

Department of Public Service  
Matthew C. Peoples, Director

## **Project Status:**

**Solid Waste Contract:** We are presenting legislation for consideration to award the waste hauling, disposal & recycling services contract to Rumpke of Ohio. I sent out an overview of proposals as well as a breakdown of the services and costs.

**WRF Generator Project:** We are out to bid on this project, with a bid opening August 7<sup>th</sup> and will request Council authorization at the 8-17 meeting. Additionally, we are finalizing our submittal documents to Ohio EPA for the \$50,000 loan forgiveness/grant.

**Gender Rd. Phase V:** Governor DeWine legislation authorizing funds for the OPWC grant we were previously awarded. EMH&T continues design work for the project and we are on schedule for an early 2021 bid for a spring 2021 construction.

**Pool Management Contract:** The 3-year contract with Columbus Pool Management expires at the end of 2020 and we are working with them and another vendor for new proposals.

**WTP Building Evaluation:** We have begun to experience issues with the old water treatment plant building and have been discussing options for a possible replacement. Network communications interruptions, bat infestations, unusable space, poor functionality and cramped quarters are problems that have plagued the building for some time. We will share more information as we proceed through the evaluation process.

**McGill Park:** We continue to work with OHM on the design for both the McGill Phase I and Trail Connector projects and are expecting to be complete in late summer.

**Westchester Park:** The electric service installation is complete but are awaiting a few punch list items to be completed.

**Northpointe Utilities Extension:** Contractor continues installation of the forcemain, waterline and gravity sewer.

**2020 Street CIP:** Contractor is proceeding with project with only some smaller and punch list items remaining.

**Gender Rd. Phase VI:** We continue working with EMH&T on a design concept for a Gender Rd. Phase VI project that will include pedestrian connection across the Gender Rd. overpass as well as additional lanes for Gender Rd. Our plan would be to utilize ODOT Safety Funding as well as OPWC funding. We have had project discussions with ODOT and they indicated they are in support and it would complement their US Rt. 33 capacity and congestion study currently underway.

**Gender Rd. Signal Synchronization Project:** The synchronization plan has been completed and reviewed and we expect to implement the new timing plan soon.

**Transportation Thoroughfare Plan:** MORPC is working on their data collection and analysis portion of the process. EMH&T's portion will work off of the MORPC data and will continue through the spring. Timeline is extended due to most technical staff working remotely.

**Trail Lighting:** We spoke to South Central Power on the quote for this project and they expect to have something for us soon.

# COUNCIL UPDATE

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July 29, 2020

Division of Urban Forestry  
Dick Miller, Urban Forester

## **Project Status:**

**Annual Flowers:** Although not as plentiful in number, forester and STAB have worked toward brighter annual color in baskets and sidewalk planters. Hopefully in 2021 we will return our container friends back to pre-covid numbers.

**Fall Street Trees:** The final draft for 66 new street trees will go to STAB on this day (7-28-20). A proposed bid opening of 12 noon 8-20-20 will determine the vendor for the installation. Estimate for this planting is \$20,000. The main subdivisions receiving trees are: (primary) Canal Cove, (secondary) Westchester and (tertiary) Ashbrook village. We are proposing and utilizing good species for climate change from our climate change street tree list.

**Herbicide:** Some guard rail touch-up spraying is always annually needed. Sidewalks and mulched beds always must be checked regularly for weeds.

**Pool Parking Lot:** The pool parking lot will need some new plants and mulch upon completion. The new retention basin at that site will receive the proper plantings for a rain garden probably moved (transplanted) from the existing rain garden at the Community Center.

**Pruning:** Crews are pruning at various Waterloo St. locations at this time.

**Tree Removals:** Most to least by species for street trees: Crabapple -7, Amelanchier-5, Dogwood-3, Zelkova-3, Tatarian Maple-2, Callery-Pear-2(not enough), Norway Spruce-1, Redbud-1, Hackberry-1, Honeylocust-1, Am. Holly-1, Hedge Maple-1, Haw-1, Littleleaf Linden-1, Parrotia-1, Shingle Oak-1, Hophornbeam-1, Hybrid Elm-1, Hybrid Norway Maple-1.

# COUNCIL UPDATE



July 29, 2020

Division of Water Reclamation  
Steve Smith, Superintendent

## **Project Status:**

**Control Replacement:** Bids are being solicited for replacement of the aging controls at the Rt. 33 lift station. We expect this to be extended with the ongoing distancing efforts.

**Sludge Press Upgrade:** The materials order has been received for the press upgrade. Technicians are scheduled to arrive for the installation the last week of August

**Air Release Valves:** The air release valves serving the Rt. 33 Lift station force main have been serviced. A new band and piping were installed on the east unit. The west unit was found to be unneeded and removed from service

**Industry Meeting:** The Ohio Water Environment Association has chosen CW for a plant tour and presentation for their membership on August 13th (current covid-condition allowing). Typical attendance is 40-60 members and staff will make a 45-minute presentation about the plant operations and items of interest.

## **Safety:**

- City employees remain in compliance with mask orders and social distancing. Safety meetings will continue as normal once the crisis has passed.

# COUNCIL UPDATE



July 29, 2020

Division of Streets, Lands and Buildings  
Shawn Starcher, Manager

## **Project Status:**

**Facility Cleanings:** Crews continue with daily cleaning and disinfection of city owned buildings that are in use.

**Mowing Season:** Crews continue to stay extremely busy with roadside and parks mowing/trimming. Also, crews have begun cutting back overgrown areas of limbs and weeds along our roadside mowing areas

**Mulching:** Crews have completed mulching all parks and trees within the Gender Rd. Cloverleaf

**Curb & Gutter Spraying:** Crews have sprayed herbicide for weeds in our roadside areas and gutter pans within the residential neighborhoods. We will continue spot spraying as needed.

**Guardrail Painting:** Crews continue painting the wooden bike railing along the bike path on Groveport Rd. We have a volunteer group from C3 Church that will soon help with these efforts as well.

**Parking Lot Painting:** Crews have completed painting parking stalls and handicap symbols within our city owned parking lots

# COUNCIL UPDATE



July 29, 2020

Division of Information Technology  
Rick Brown, Coordinator

## **Project Status:**

**WTP Communication Issues:** We are having some unknown communications issues at the Water Treatment Plant that I am troubleshooting. The issues are more of a nuisance at this point and have not caused any operational issues but still need to be rectified.

**Weather Station:** Installed a new weather station at the WRF.

# COUNCIL UPDATE



July 29, 2020

Division of Water  
Joe Taylor, Superintendent

## **Project Status:**

### **Plant:**

- We pumped 31.12 Million Gallons (MG) in June at an average of 1.037 MGD, with a maximum daily flow of 1.344 MG and an average hardness of 118 mg/l
- Staff completed 2020 Lead and Copper Sampling in Canal Winchester and Canal Point. Thirty samples were taken twenty (CW) and ten (CP) all samples came back less than the detectable limit of 5.0 mg/l.
- Staff has been working with Rick Brown on communication errors in the WTP SCADA system.
- Dennis Coffey is currently on Sick leave to care for a family member and will retire on September 10th.
- Travis Lynch transferred from the Division of Streets to replace Dennis Coffey. Travis is doing a great job, learning rapidly, and is already certified to perform lab duties!
- We had an exterminator come in and remove 33 bats from the lab closet. Staff has since removed four more bats.

### **Distribution:**

- AMI Metering System switch outs were put on hold during the early portions of the Cov19 crisis but restarted replacements in June. We have around 2138 units installed with approximately 1,25 remaining, which is 63 % completed.
- Replaced curb boxes on Brick Ct., Mistover Ln. and Flintlock Way.
- Staff assisted Seals excavating on new construction water testing in VAW 9-2.

# COUNCIL UPDATE



July 31, 2020

Construction Services Department  
Bill Sims, Administrator

## **Capital Improvement Projects**

2020 Street Program: Pool parking lot expansion paved. Restoration remains.

Gender Rd. Phase 5: Design underway. 60% plans reviewed.

Bixby Rd. Water & Sanitary Extension: Project approximately 40% completed. Water and sewer lines being installed.

ODOT Gender Rd. Resurfacing: Complete.

Municipal Complex: Design Development nearing completion. GMP submission scheduled for 8/14.

## **Private Development Projects**

Pediatric Associates: Waterline complete. Site work Continuing.

Three Fountains Condos: Sanitary Sewer complete. Site work continuing.

Winchester Logistics: Site work continuing. Winchester Blvd. paved. Streetlighting installation underway.

Fairfield Inn: Waterline complete. Site work continuing.

Crossroads Church: Onsite sitework substantially complete.

Winchester Veterinary Clinic: Revised site plan submitted and reviewed.

Skelton Trucking: Site work underway.

Panda Express: Site work underway.

## **Right of Way**

MCI: Four permit plans approved. Fees and bonds provided. MCI requested permit date extensions.

Columbia Gas – Permit issued for gas lines in VAW 9-2.

ATT: Preparing a permit request for a small cell antenna near the CWHS.

Zayo Communications – Permitting for fiber along Busey Rd.

Misc.

- R/W dedications from our parcels to R/W at Gender & Groveport.
- SCP will request an easement to cross a corner of city property at Gender and Canal streets as part of their plan to service the Crossroads Church site.

# COUNCIL UPDATE

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July 31, 2020

Development Department

Lucas Haire, Director

## **Development Report**

### *Legislation*

- DDC has submitted updated renderings and photographs with architectural details in regards to Greengate for your consideration.

### *Activity*

- Northern Blends has submitted plans for a Smoothie King anchored multi-tenant building on West Waterloo Street. Their site development plan and a number of variances will be considered by Planning and Zoning at their meeting on August 10.

### *Current Projects*

- Opus is nearing completion of the smaller of their two warehouse buildings. They have nearly completed the extension of Winchester Blvd. as well.
- The CWICC sold the parcels on Bixby Road to Northpoint. The transaction was completed on July 17 and construction on the project has begun.
- Panda Express broke ground for their proposed location on Winchester Blvd. They intend to open this fall.
- Five Star Heating & Cooling is nearing completion of their new office/warehouse in Canal Pointe and they intend to relocate to this building from Violet Township in August.

**BEFORE THE CITY COUNCIL  
OF THE CITY OF CANAL WINCHESTER**

In re Appeal of Variance Application #VA-20-002 of Crossroads Christian Church for Parcel No. 184-000865-00 located at 6600 Bigerton Road.

This is before City Council on a neighboring landowner's appeal of the Planning and Zoning Commission's grant of a Variance to the Applicant under Canal Winchester Planning and Zoning Code § 1189.06(c). The Property, located at 6600 Bigerton Bend, is zoned AR-1 Multi-Family Residential and will eventually house a 58,488 sq. ft., 1200 seat church. The Applicant requested a variance to permit internally illuminated wall signs because the City zoning code permits only externally lit signs on multi-family residential property. The Planning & Zoning Commission approved the variance at its May 11, 2020 meeting.

**I. FINDINGS OF FACT**

1. In April 2020, Crossroads Christian Church submitted a Variance Request to permit internally illuminated signage on its structure.

2. The subject property is located at 6600 Bigerton Bend, Franklin County, Canal Winchester, Ohio, Parcel Number 184-000865-00, and consists of approximately 23 acres. The property is zoned AR-1 Multi Family Residential. Properties to the East are zoned PRD Planned Residential District. Properties to the North and West are zoned GC General Commercial. Properties to the South are zoned LM Limited Manufacturing.

3. On May 11, 2020, the Planning and Zoning Commission held a public hearing regarding the Applicant's variance request under to C.W.C.O. § 1189.06(c) to permit internally illuminated signage in a multi-family residential zoning district. The Planning and Zoning Commission reviewed the materials submitted with the application, heard testimony from

representatives of Crossroads Christian Church, reviewed submitted materials from neighboring landowners opposing the variance, and voted to approve the Variance Request.

4. Mr. Jeremy Ebert, a neighboring landowner, filed an appeal of the approval of the Variance Request to City Council on May 20, 2020.

5. On June 29, 2020, City Council held a public hearing on the appeal with respect to the internally lit signage on the structure. The ruling on this variance applies only to the wall signage and in no way prejudices a future unbundled application which includes only ground signs and designs.

## **II. CONCLUSIONS OF LAW**

1. Any person who disagrees with a decision of the Planning & Zoning Commission is permitted to file an appeal with City Council to review the decision of the Commission.

2. C.W.C.O. § 1189.06(c) requires that wall signs in multi-family residential districts be externally lit to minimize disruptions to neighboring residential landowners.

3. The Planning & Zoning Commission determined that all criteria to be considered in review of a variance request were met and grant the variance.

4. Upon review of the record, including the Applicant's submittals, neighboring landowner complaints, and testimony at the public hearing, Council determined that certain criteria were not met.

5. One criterion to be reviewed in granting a variance is whether special conditions or circumstances exist because of the actions of the Applicant. Here, the Applicant could use an externally lit sign on the structure and the request for an internally lit structure arises solely from the Applicant's design preference.

6. Another criterion asks whether the grant of the variance would adversely affect the public health, safety, convenience, comfort, prosperity, or general welfare. Council determined that, despite Planning & Zoning Commission’s review, an internally lit sign has a strong probability of affecting the public welfare, convenience, and comfort.

7. Council reiterates that the denial of this variance request in no way prejudices future variance applications for ground signs and designs.

8. Therefore, the Canal Winchester City Council reverses the decision of the Planning and Zoning Commission granting a Variance to the Applicant to permit externally lit signage in multi-family residential districts.

\_\_\_\_\_  
**DATE**

**AS TO THE APPEAL OF THE PLANNING AND ZONING COMMISSION’S DECISION GRANTING A VARIANCE TO PERMIT AN INTERNALLY LIT WALL SIGN IN A MULTI FAMILY RESIDENTIAL ZONING DISTRICT:**

_____ <b>JILL AMOS</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Concur</b>	<b>Dissent</b>	<b>Abstain</b>
_____ <b>WILL BENNETT</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Concur</b>	<b>Dissent</b>	<b>Abstain</b>
_____ <b>BOB CLARK</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Concur</b>	<b>Dissent</b>	<b>Abstain</b>
_____ <b>MIKE COOLMAN</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Concur</b>	<b>Dissent</b>	<b>Abstain</b>

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**PATRICK LYNCH**

**Concur**

**Dissent**

**Abstain**

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**CHUCK MILLIKEN**

**Concur**

**Dissent**

**Abstain**

---

**MIKE WALKER**

**Concur**

**Dissent**

**Abstain**

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