

Canal Winchester

*City Hall
45 East Waterloo Street
Canal Winchester, OH 43110*



Meeting Minutes

Monday, April 10, 2023

7:00 PM

Planning and Zoning Commission

*Joe Donahue - Chairman
Joe Wildenthaler – Vice Chairman
Brad Richey - Secretary
Rick Deeds
Eileen Goodin
Deborah McDonnell
Steve Palsgrove*

Call To Order

Time In: 7:00pm

Declaring A Quorum (Roll Call)

A motion was made by Joe Wildenthaler, seconded by Steve Palsgrove, that Brad Richey be excused.

The motion carried by the following vote:

Yes: 6 – Donahue, Wildenthaler, Goodin, Deeds, McDonnell & Palsgrove

Excused: 1 – Richey

Approval of Minutes

March 13, 2023 Planning and Zoning Commission Meeting Minutes

A motion was made by Rick Deeds seconded by Joe Wildenthaler, that the March 13, 2022 Minutes be approved.

The motion carried by the following vote:

Yes: 6 – Donahue, Wildenthaler, Goodin, Deeds, McDonnell & Palsgrove

Public CommentPublic OathTabled Applications**VA-23-002**

Property Owner: Emanuel Carr & Sarah Weaver

Applicant: Emanuel Carr

Location: 525 Gender Road

Request: Variance to Chapter 1195.04 to construct an addition onto an existing accessory structure.

Mr. Moore presented the application for Emanuel Carr for property located at 525 Gender Road. The applicant is requesting a variance to Chapter 1195.04 to construct an addition onto the existing accessory structure. The maximum size permitted for the lot is 1,440 sq. ft. and the addition would but the accessory building at 3,978 sq. ft.

Staff provided a recap of the variance application from last months meeting discussing the comments from the Commission centered around the design of the building and making it more appropriate for the property by adding some barn aesthetics to the design. Staff shared updated renderings for review noting the changes that were made from the March agenda to now.

Mr. Donahue asked staff if this application was not an addition to the existing structure and a freestanding building would there be a variance request. Staff affirmed that the addition onto the accessory structure is larger than the maximum size by itself.

Mr. Donahue asked staff what elevation has the three upper windows. Staff indicated that would be the north elevation.

Mr. Donahue opened up the application conversation to the applicant.

Mr. Carr discussed that the along the rear of the building is a tree line that will screen the building. The applicant further discussed that one of the neighbors to the rear said he had a conversation with Chairman Donahue in that he is in favor for the new building.

The applicant noted that at the corner of Lithopolis and Gender Road there is a 0.5 acre property with a 1,300 sq. ft. house and 2,500 sq. ft. outbuilding for a garage. On Waterloo Road there is another property with 3 acres that has an 1,100 sq. ft. home with a 4,000 sq. ft. outbuilding. These two examples have smaller acreages and examples of this condition around this area for house to property ratio.

Mr. Carr noted that last time he was here the general conversation was about the aesthetic to the building design and making it more appropriate for the land by adding gables and barn style trim to make it look more agricultural. The applicant noted that he feels those changes were well received and incorporated into the updated design.

Mr. Donahue asked the applicant how far the rear of the building is to the existing tree line. The applicant noted it is about 30 feet from the building to the tree line. The drawing for the plot plan notes the existing blacktop around the building and the trees are on the immediate side of the blacktop.

Mr. Carr noted that they try and be good neighbors and they want their belongings secured indoors. They have allowed the neighbors to use their property to play outside and this building is to secure the belongings from the neighborhood.

The applicant's contractor Matt Bell noted that while talking to staff they recommended adding a 4th wall to the lean-to to utilize the space they have not but based on how the existing structure is made, it would not be usable without adding something onto it. Staff noted that their packet includes a photo of an interior of the existing lean-to.

Mr. Bell discussed the choice behind the G-rib siding type for the roof and walls in that the standing seam metal type tends to get "oil canning" which is a waviness in the structure over longer runs such as this building. The G-rib is more rigid and durable. It is a 40 year paint warranty and if its applied appropriately it will last 50 to 60 years. Standing seam metal is about 50% more in cost. A \$7,500 shingle job would be \$15,000 in G-rib or \$25,000 in standing seam metal.

Mr. Donahue asked the applicants if there was anything additional they would like to add.

Mr. Carr discussed he wanted to touch on the changes that were made to the design.

Mrs. Goodin asked the applicant if the siding and roof color are proposed to be the same. The applicant noted the roof is proposed to be black and the siding is a charcoal color. The dark roof color was chosen to help retain some heat during the winter, which is typically the busiest time to be in the garage.

Mr. Bell noted the building was designed with a matt-black roof, charcoal sides and a three-foot black wainscot to break the bottom up as well. The rendering is inaccurate and does not show the three-foot black wainscot. All of the white trim would be black to match the roof.

Mr. Deeds asked the applicant which side of the lean-to is open now. The applicant clarified it was the northside of the lean-to that attaches to the addition is the side that is open now. That shared wall is going to be closed in and there is no intention of finishing the inside of the lean-to as it is going to be for lawn equipment.

Mrs. McDonnell comments that there is a photo in the packet that shows a barn style "X" for the doors and asked if that was intended to be that way. Staff discussed that the photo with the siding and trim having the "X" bar is something that they added to show the commission what the g-rib metal siding looked like. Mr. Bell noted that the hayloft faux door would have an "X" on it and not the "t" like the rendering. The applicants contractor noted he can even trim out the man door to match.

Mrs. McDonnell asked if the windows on the north elevation are operational. The applicant affirmed they will be 5 foot wide and 2 foot tall.

Mrs. McDonnell asked the applicant if they are going to insulate or soundproof the building in a way to help keep the neighbors from hearing the work going on. Mr. Carr noted that the goal is to eventually insulate the building after the building is constructed for the warmth value. The building being centralized on the lot with trees will help with the noise. The first phase for this construction is to store items indoors.

Mrs. McDonnell noted to the commission she has no concerns with the size of the addition on the building. Mr. Donahue agreed stating that changes to the building help and design choices are decent for the property.

Staff asked the applicant if the updated rendering is correct on the scale of the structure. The files from last month show a much larger and taller building. The applicant noted that the new rendering is more accurate to scale than the previous.

Mr. Donahue asked what is the height of the building. Staff indicated it is 24 feet to the peak, not including the cupolas. Mr. Bell noted the cupolas are going to be 36" tall, making the total height 26, 8" to the top of the cupola.

A motion was made by Eileen Goodin, seconded by Deborah McDonnell that Variance Application #VA-23-002 be approved as presented.

The motion carried by the following vote:

Yes: 6 – Donahue, Wildenthaler, Goodin, Deeds, McDonnell & Palsgrove

Old Business

Staff provided an update for the commission on the Community Plan noting that the group is starting to review a draft of the document.

Staff provided a brief update on ongoing construction projects for the commission.

Staff provided an update on the tabled rezoning application for Diley and Busey Road and that they are still working with the applicant on changes to come back before the Commission.

Mr. Donahue asked staff for any updates on TurboWash. Staff noted that they have purchased the site, have engineering plans approved and building permits that have been sitting available for pickup. Not much communication on that project.

Mr. Donahue asked about the Chipotle pick-up window project. Staff noted that engineering has been approved but building permits have not been submitted for review.

New Business

Mr. Deeds noted that he sent members in the Community Plan Steering Committee an article about the City of Columbus looking at vertical corridors and planning for height in certain locations and noted he would share it with the Commission.

Adjournment

Time Out: 7:38 pm

A motion was made by Joe Wildenthaler, seconded by Steve Palsgrove, that this Meeting be adjourned.

The motion carried by the following vote:

Yes: 6 – Donahue, Wildenthaler, Goodin, Deeds, McDonnell & Palsgrove

Date

Chairman – Joe Donahue

Secretary – Brad Richey