

Canal Winchester

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



Meeting Minutes

Monday, May 8, 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: 7:01pm

Declaring A Quorum (Roll Call)

A motion was made by Rick Deeds, seconded by Brad Richey, that Joe Wildenthaler, Eileen Goodin & Deborah McDonnell be excused.

The motion carried by the following vote:

Yes: 4 – Donahue, Deeds, Richey & Palsgrove

Excused: 3 – Wildenthaler, Goodin & McDonnell

Approval of Minutes

April 10, 2023 Planning and Zoning Commission Meeting Minutes

A motion was made by Steve Palsgrove seconded by Rick Deeds, that the April 10, 2023 Minutes be approved.

The motion carried by the following vote:

Yes: 4 – Donahue, Deeds, Richey & Palsgrove

Public CommentPublic OathPublic Hearings

Mrs. McDonnell joined the meeting at 7:02pm.

CU-23-002

Property Owner: RRCT LLC

Applicant: Chelsie Casagrande – Big House Photography LLC

Location: 7 South High Street

Request: Conditional Use to 1161.04(b)(10) to allow for an event space in the subject property.

Mr. Moore presented the application for Chelsie Casagrande for property located at 7 South High Street. The applicant is requesting approval for a Conditional Use to Chapter 1161.04(b)(10) to allow for an event space on the subject property. Chapter 1161.04(b)(10) states that other compatible uses not specifically restricted by the prohibited use list may be a conditional use request.

Staff discussed that this facility is located on South High Street, adjacent to the Fantasy Cupcake shop. The property is zoned Old Town Commercial and the vacant space to be rented is approximately 1,082 sq. ft. This facility was most recently used for office space and professional uses.

The applicant has indicated that they would like for this space to be flexible for a variety of events, including corporate events, bridal showers, celebrations of life, birthday parties, micro weddings, rehearsal dinners and holiday parties. The

applicant has noted that the space will be limited to 49 people and tables and chairs are included. Typical hours will range from Monday – Sunday and end by 10pm. The application notes the public parking downtown is ample for the event space.

The application notes that during off hours when no events are being held, they intent to utilize the space as a photography studio.

Staff is recommending that Conditional Use application #CU-23-002 be approved as presented, to permit an event space to operate at 7 South High Street in the Old Town District.

Mrs. Casagrande introduced herself to the commission noting that she has been operating the German Village micro event space since 2015. The current space utilizes small businesses and local artists helping support them. Mrs. Casagrande noted she has referral letters from the surrounding businesses in support of the proposed use to share with the commission if they want them.

The applicant notes that she feels there is need for this type of space in Canal Winchester. Discussions have been had with other local businesses to do date nights for parents and they can facility activities for kids in this space.

Mr. Donahue opened up the application for the Public Hearing.

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

The motion carried by the following vote:

Yes: 5 – McDonnell, Donahue, Deeds, Richey & Palsgrove

A motion was made by Brad Richey, seconded by Rick Deeds that Conditional Use Application #CU-23-002 be approved as presented.

The motion carried by the following vote:

Yes: 5 – McDonnell, Donahue, Deeds, Richey & Palsgrove

VA-23-005

Property Owner: Englefield Oil – Canal Winchester Duchess LLC

Applicant: Carter Bean Architects, LLC

Location: 800 West Waterloo Street

Request: Variance to Chapter 1199.04(a) to construct an automobile convenience market that does not meet the required build-to line on West Waterloo Street.

Mr. Moore presented the application for Carter Bean for property located at 800 West Waterloo Street. The applicant is requesting approval for a variance from Chapter 1199.04(a) to reconstruct an automobile convenience market that does not meet the build-to line on West Waterloo Street.

Staff presented that the applicant is requesting to demolish the existing convenience market and car wash for a new building to be constructed on the site. The fuel pump and canopy are proposed to remain. The subject property has two frontages on the south and west end of the site. The Gender Road frontage has a build-to line of 50 feet. The West Waterloo Street frontage has a build-to line of 25 feet. The building is proposed to be setback 53.1 feet from Gender Road and 121.6 feet from West Waterloo Street.

Staff noted that within the criteria for approval special circumstances and conditions exist which are not applicable to other lands and structures. The applicant is requesting to reconstruct the automobile convenience market behind the gas pump canopy that is proposed to remain, making achieving the build-to line not feasible.

The proposed new construction puts the building closer to compliance with the current zoning standards by proposing a structure that meets the Gender Road build-to line and the Commercial Overlay district standards. Granting of this variance will not create a safety concern as the existing setback is beyond the 25 foot build-to line and the applicant is adding a sidewalk across the frontage to the main entry of the building, which did not exist before.

Staff recommends that Variance Application #VA-23-005 be approved as presented.

Mrs. McDonnell asked staff why the variance is necessary if they are meeting the 25 foot building setback. Staff noted that the overlay has a 25 foot build-to line that requires the building to be pushed forward to 25 feet from the right-of-way. With the existing fuel canopy, the building cannot get to the 25 foot distance.

Mr. Deeds asked if a variance was issued for the building when it was constructed. Staff indicated that this building is older than our commercial development standards that sets the build-to lines on public roadways.

John Gordon with Englefield Oil Company introduced himself and his team to the commission. Mr. Gordon noted that with the project they are replacing the underground storage tanks with new double wall tanks and product lines to give the site an upgrade.

Mr. Donahue opened up the application for the Public Hearing.

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

The motion carried by the following vote:

Yes: 5 – McDonnell, Donahue, Deeds, Richey & Palsgrove

A motion was made by Rick Deeds, seconded by Deborah McDonnell that Variance Application #VA-23-005 be approved as presented.

The motion carried by the following vote:

Yes: 5 – McDonnell, Donahue, Deeds, Richey & Palsgrove

VA-23-006

Property Owner: Englefield Oil – Canal Winchester Duchess LLC

Applicant: Carter Bean Architects, LLC

Location: 800 West Waterloo Street

Request: Variance to Chapter 1199.05(a) to permit parking to be located between the building and the public right-of-way.

Mr. Moore presented the application for Carter Bean for property located at 800 West Waterloo Street. The applicant is requesting approval for a variance from Chapter 1199.05(a) to permit parking to be located between the building and the public right-of-way.

Staff discussed that with the demolition of the existing convenience market they are removing the parking in front of the building for reconfiguration. Chapter 1199.05 of the zoning code requires all parking to be located to the rear and a max of 50% to the side of a building. The proposal will place 13 spaces between the building and the fuel canopy to the south.

Staff noted that special circumstances and conditions exist with the existing fuel canopy to remain. With the site orientation, the only customer door is on the south side of the building facing the gas pump area. By keeping the parking in a similar orientation to what was there before, they are able to reduce the amount of pavement and impervious surface on the site.

Staff noted that the redesign has moved the dumpster to behind the facility, when before it was located in-front adjacent to the parking stalls. The applicant has also added a public walk along the frontage to the front entry door, increasing the pedestrian comfort and convenience along with safety.

Staff recommends that Variance application #VA-23-006 be approved as presented.

Mr. Donahue opened up the application for the Public Hearing.

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

The motion carried by the following vote:

Yes: 5 – McDonnell, Donahue, Deeds, Richey & Palsgrove

A motion was made by Rick Deeds, seconded by Deborah McDonnell that Variance Application #VA-23-006 be approved as presented.

The motion carried by the following vote:**Yes: 5** – McDonnell, Donahue, Deeds, Richey & Palsgrove**SDP-23-003**

Property Owner: Englefield Oil – Canal Winchester Duchess LLC

Applicant: Carter Bean Architects, LLC

Location: 800 West Waterloo Street

Request: Site Development Plan application for a new 4,530 sq. ft. automobile convenience market

Mr. Moore presented the application for Carter Bean for property located at 800 West Waterloo Street. The applicant is requesting approval for a Site Development Plan application to construct a new 4,530 sq. ft. automobile convenience market on the subject property.

Staff discussed that the proposed building will replace the existing on the site and is shown to be 53.1 feet from Gender Road and 121.6 feet from West Waterloo Street. The site has two existing curb cuts on West Waterloo Street with a full access drive to the east and right-in and right-out to the west. The plans note a 5 foot sidewalk will be constructed along the frontage of West Waterloo with a sidewalk path to the front entry of the store.

The plans note there will be a total of 22 parking stalls on the site. 13 between the fuel canopy and the building and an additional 9 to the east of the building.

The proposed plans show landscaping will be added along West Waterloo Street to provide a hedge row for screening and additional landscape beds around the building. The parking lot lighting plan shows 9 new fixtures at 18 feet tall with a historic bell shaped fixture.

The plans note that the dumpster screen will move to the northeast corner of the parking lot from its current location and will match the building materials with a double wood gate.

Development standards require that exterior walls be composed of 80% natural materials with brick or stone as the predominant material. The proposed elevations meet this requirement with 100% gray brick on the elevations called 'French Manor'. While this site is not part of the Waterloo Crossing Shopping Center, staff recommends that the applicant uses the red brick Glen-Gery 'Ravenna' that has been utilized across the rest of the corridor. This example can be seen in the adjacent Aldi and Hampton Inn which are also not part of the Waterloo Crossing center but have mimicked similar building materials and design. Four sided architectural requirements are being met with this building design.

The plans submitted show that the applicant is proposing two wall signs on the building. One wall sign will go on the south elevation in the center parapet feature and the second on the west wall in the center parapet feature. Both

signs proposed are dimensional lettering that is internally illuminated for both face lit and a halo lit on the building. The applicant is also showing replacing the face of the existing hi-rise sign on the property.

Staff has reviewed the proposed site plan and recommends that Site Development Plan application SDP-23-006 be approved with the following conditions:

1. The applicant uses the red brick Glen-Gery 'Ravenna' to match the rest of the commercial corridor.

Mr. Donahue asked staff if the high-rise sign met zoning standards. Staff indicated that the sign itself is preexisting, they are asking to replace the sign panel faces.

Mr. Deeds noted that the city is working to connect the sidewalk across 33 and asked if this development should put in the path up-to the on-ramp. Mr. Haire noted that the sidewalk connection is shown on the renderings and the city has passed along the applicants plans to the city engineer to work out the grading. When the city builds the connection, the sidewalk on this site will tie into it.

John Gordon commented on the color of the building stating that upper management wants to stick with the standard 'French Manor' gray/white brick color.

Mr. Richey noted that this redesign is a huge improvement from what is there now. Mr. Gordon commented it is and the car wash will be removed. Mr. Richey noted that he understands wanting to keep a brand standard color but in this instance keeping the consistence of this area is important.

Mr. Deeds asked if they have looked at doing a mix of red brick and the gray brick as an accent color. The applicant noted that his thought is they need to push for the traditional building color.

Mr. Gordon noted that this building design being presented is not what they typically build. The prototypical building is gray brick and board and batten siding. The traditional look has been redesigned to all brick, per staffs request.

Mrs. McDonnell noted she also thinks the new building will look very nice but that it is going to stick out and not meet the look or feeling of the surrounding area. McDonnell notes she respects wanting to use corporate colors but there are other buildings that have changed their standards to fit the development area. Stating her preference is to use the red brick to make things consistent with the surrounding area.

The applicant noted he does not have the authority to make the commitment to use the red brick this evening, and if they do not receive the approval to use the standard colors then they run into a timing issue on getting the building

constructed this year. That could push the construction timeline to next year or beyond where they might take the 4 million dollar investment into this site and put it somewhere else.

Mr. Donahue asked staff if they have asked the applicant to do a combination of building materials with the red and gray brick. Staff indicated they have not. Staff did make comments on the first pass of the building design, which was a white board and batten and grey brick combination. Those comments were to simplify the design of the building as a whole and create stronger details with a solid masonry building to match the surrounding development.

Staff did note they sent the color of the 'Ravenna' brick to the applicant to render it in red for consideration. After those renderings were produced, the applicant noted they wanted to keep the building in the 'French Manor' color initially proposed.

Mr. Richey asked what the integration of the board and batten materials looked like on the initial building design. Architect Carter Bean noted that the building design this evening is a far cry from the initial design. Englefield Oil has been rolling out a new prototype and that was the intent for this location. There was a significant amount of board and batten, lower parapets and the entire architecture of this building redesign is significantly different.

Mr. Gordon noted he wants to pass around his iPad to show the commission on the initial building design on where they started.

Mr. Bean noted that the brick color is the one remaining item that Englefield Oil does not want to let go of.

Mr. Richey noted that one trick could be to maintain brand recognition where the signage is by having the parapet walls that stand off the building be the gray brick. Mr. Deeds affirmed that contrasting color on the parapets would be a good location.

Mr. Bean noted he hears the conversation about two-toning the building and does not know if that would improve things. A single brick color is probably better on a building of this size.

Mr. Richey commented that one thought is make a recommendation to have a minimum of 60% red brick to give the applicant some flexibility. Mr. Gordon responded saying he does not understand the comment. Mr. Richey said in his opinion, if the area where the signage was the gray brick it would help keep brand colors where it matters. Mr. Gordon stated it is not his call to make, but on the top of his head leadership will say why should we do that.

Mr. Gordon reiterated it was passed along to him to stick with gray color.

Mr. Donahue asked staff the applicant could work with staff on meeting a threshold of red brick on the building. Staff noted that the recommendation needs to be hyper specific to a percentage of each elevation or entire building or even what features could be accent material. The issue with a grey area is it will be difficult to direct after this discussion.

Mr. Haire noted that the only two-tone brick building in the corridor is Panera. The accent brick is along their drive-thru stacking lane. Other buildings may have a stone water table or other accents but that is the only two-tone brick building.

Mrs. McDonnell stated to the commission that her opinion is to stick with the red brick for consistency. There are other major corporations asking for paint colors and other items to be the brand standard that have been denied by this board.

Mr. Deeds asked staff if the fuel center will remain white and green. Staff affirmed.

Mr. Donahue agrees with staff that the rest of the buildings in the area are the same tone with brick.

A motion was made by Rick Deeds, seconded by Joe Donahue that Site Development Plan #SDP-23-003 be approved with the following condition:

- 1. The building brick color be Glen-Gery ‘Ravenna’ to match the rest of the commercial corridor.**

The motion carried by the following vote:

Yes: 5 – McDonnell, Donahue, Deeds, Richey & Palsgrove

Old Business

Staff updated the commission that the community plan is in the beginning of the draft stages.

New Business

Adjournment

Time Out: 7:44pm

A motion was made by Brad Richey, seconded by Rick Deeds, that this Meeting be adjourned.

The motion carried by the following vote:

Yes: 5 – McDonnell, Donahue, Deeds, Richey & Palsgrove

Date

Chairman – Joe Donahue

Secretary – Brad Richey