

Canal Winchester

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



Meeting Minutes

Monday, August 14th, 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 Rick Deeds, seconded by Joe Wildenthaler, that Brad Richey be excused.

The motion carried by the following vote:

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

Excused: 1 – Richey

Approval of Minutes

July 26th, 2023 Planning and Zoning Commission Meeting Minutes

A motion was made by Joe Wildenthaler, seconded by Steve Palsgrove, that the July 26th, 2023 Minutes be approved.

The motion carried by the following vote:

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

Public Comment

Public Oath

Public Hearings

VA-23-010

Property Owner: John & Marshall Crabtree
 Applicant: American Pools and Fountains
 Location: 116 East Columbus Street
 Request: Variance to Chapter 1195.04(e) to permit a second accessory structure.

Mr. Haire presented the variance application. The subject property is zoned Old Town Single-Family and consists of a single family dwelling and detached garage on the 0.45 acre parcel on the north side of West Columbus Street. All surrounding properties are zoned Old Town Single-Family and are within the Old Town District regulated by the Landmarks Commission.

The subject property contains a single-family home at approximately 2,926 sq. ft. and a detached garage at 892 sq. ft. The applicant is requesting approval to permit a second accessory structure on the subject property. The request is to permit a gazebo (or pool house as the applicant notes) to be located adjacent to a future in-ground swimming pool.

Staff presented layouts of the property to show the current home, garage and driveway. There is an existing patio and pergola adjacent to the garage. Renderings were also shown of the future pool and proposed pool house, which would be 18’x26’ and an open walled structure. The applicant notes that this

accessory structure would not be visible from the street and would be screened by a privacy fence.

Staff notes that many homes in the Old Town Area have detached garages, which counts towards their one accessory structure. Homes in other residential areas have attached garages which wouldn't count as an accessory structure. This limits the ability to make improvements in this area.

There are no standards for lot coverage in the Old Town Single Family District to allow for homes with smaller lots to continue to develop.

Staff recommends variance application #VA-23-010 be approved as presented. The request for a second open-air accessory building is compatible for the subject property and allows for the use of the yard space, regardless of the function for a "pool house" or not.

The applicant is present but did not have anything further to add to the discussion.

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

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

The motion carried by the following vote:

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

A motion was made by Joe Wildenthaler, seconded by Steve Palsgrove, that Variance Application #VA-23-010 be approved as presented.

The motion carried by the following vote:

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

SDP-23-005

Property Owner: Central Ohio Transit Authority

Applicant: Jeffrey Lonchor – CESO, Inc.

Location: 5850 Gender Road

Request: Site Development Plan to approve a 2,048 sq. ft. Del Taco Quick Service Restaurant with a drive-thru.

The subject property is zoned GC (General Commercial) and consists of 0.85 acres on the northeast corner of Gender Road and Trillium Ave. Properties to the north and south are zoned GC and are automobile convenience markets and fueling centers. Property to the east is zoned GC and is an existing single-family home. Property to the west is zoned EU (Exceptional Use) and is an automotive dealership.

The applicant is requesting approval to construct a new 2,048 sq. ft. Del Taco quick service restaurant with a drive-thru on the subject property. The site is a corner lot on northeast corner of Gender Road and Trillium Ave. The plans show a drive-thru feature that wraps the site. There is a patio proposed on the west side of the building with outdoor seating.

The site has setbacks of between 46' – 48.5' on Gender Road and between 76' – 90' on Trillium Avenue. The applicant received variance approval #VA-23-008 during the June Planning and Zoning Meeting for the building to exceed the build-to lines established in the Commercial Development Standards.

The site plan shows one access point on Trillium Ave, lining up with the access drive for Friendship Kitchen on the south side of the street. 21 total parking stalls are provided on site, located between the building and Trillium Ave. A sidewalk is shown to be constructed along both Gender Road and Trillium Ave. A sidewalk connection is being provided from Gender Road to the front door of the restaurant. The applicant received variance approval #VA-23-009 during the June Planning and Zoning Meeting for parking to be located between the building and the public right-of-way.

An 8" water and sanitary main is available along Trillium Ave that is able serve this site. Storm water is handled with a shared underground detention system that was installed on the COTA Park and Ride site in 2017.

The landscape plan shows a total of seven trees to be planted that meet the size and diversity requirements in the code. There is a row of boxwoods proposed along the front of the drive-thru to screen it from Gender Road and additional row along the parking area to screen it from Trillium Ave. The applicant has also provided an infill of Inkberry Holly along the east property line to screen from the adjacent residential home.

The lighting plan shows eight parking lot lights to be installed around the site. The lights are noted to be historic bell fixture design mounted at 18 feet in height. The architectural drawings also show downward lighting proposed for all four elevations on the building.

The drawings show that the building is to be constructed out of a primary red brick color and secondary black brick color. A black metal parapet tower feature is shown over the main entry into the facility. Details for several green architectural metal awnings have been provided. The building as designed meets the 80% natural material requirement for the overlay district and the architectural feature requirements.

The plans note that the front elevation of the building is designed to face Gender Road, while a secondary entrance faces the parking area to the south. The building meets the window glass minimum requirements for the overlay district.

The plans show that the building will feature a parapet wall around the building that will be to the height of the rooftop mechanical units. The plans note that the dumpster enclosure be constructed out of brick to match the building façade with a solid gate.

Signage details have not been provided for review. However, conceptual signage locations and scale have been shown on the drawings for reference.

Staff recommends that Site Development Plan #SDP-23-005 be approved as presented.

Jeffrey Lonchor introduced himself to the commission and was available for any questions.

Mr. Deeds noted that the light on the entrance way is far back towards the parking lot and wondered if there would be any other lighting closer to the street. Staff answered that there are also street lights along Trillium Avenue.

Mr. Deeds also asked if there was any further discussion regarding the greenspace that is currently there and what could be done with it. Mr. Haire noted that a tree was proposed to go in that area, it just did not appear on the mock-up.

Ms. Goodin asked if they were only allowing for one handicap parking space per the rendering. Mr. Lonchor answered that they were just proposing what is required by code, which is 0-1 handicap spaces per 24 parking spaces.

A motion was made by Rick Deeds, seconded by Joe Wildenthaler, that Site Development Plan #SDP-23-005 be approved as presented.

The motion carried by the following vote:

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

Old Business

Mr. Haire updated the commission regarding the Comprehensive Plan. The Steering Committee has met and reviewed the first draft of the plan and the consultant has taken back those comments and is working on edits. The next step will be to get to a distribution draft that would be posted on the website for public consumption and would come to the commission for their recommendation as well, hopefully by the October meeting.

Mr. Haire asked the commission if they would like to schedule a special work session in regards to the Comprehensive Plan. The commission agreed that coming in earlier to a meeting to discuss the plan would be beneficial.

New Business

Adjournment

Time Out: 7:21pm

A motion was made by Steve Palsgrove, seconded by Rick Deeds, that this meeting be adjourned.

The motion carried by the following vote:

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

Date

Chairman – Joe Donahue

Secretary – Brad Richey