Canal Winchester

Town Hall
10 North High Street
Canal Winchester, OH 43110

Meeting Agenda

August 7, 2017
6:30 p.m.

PUBLIC HEARING

City Council

Steve Donahue - President
Will Bennett – Vice-President
Bob Clark
Bruce Jarvis
Bobbie Mershon
Mike Walker
Jim Wynkoop
Call To Order

Roll Call

Purpose of Public Hearing

ORD-17-029 AN ORDINANCE AMENDING SECTION 1171.03 OF THE CODIFIED ORDINANCES REGARDING CONDITIONAL USES IN THE LM – LIMITED MANUFACTURING DISTRICT

ORD-17-030 AN ORDINANCE TO AMEND PART 11 OF THE CODIFIED ORDINANCES AND THE ZONING MAP OF THE CITY OF CANAL WINCHESTER, REZONING APPROXIMATELY .25 ACRE TRACT OF LAND FROM OLD TOWN SINGLE FAMILY (OT-SF) TO OLD TOWN COMMERCIAL (OT-C), OWNED BY A CPA TEPEE, LLC., LOCATED AT 18 EAST COLUMBUS STREET (PID 184-000328)

Staff Report

Public Comments – Five Minute Limit Per Person

Council Discussion and Recommendation

Adjournment
ORDINANCE NO. 17-029

AN ORDINANCE AMENDING SECTION 1171.03 OF THE CODIFIED ORDINANCES REGARDING CONDITIONAL USES IN THE LM – LIMITED MANUFACTURING DISTRICT.

WHEREAS, in order to allow hotels and motels as a conditional use in the LM district;

WHEREAS, the Planning and Zoning Commission initiated Application #ZA-17-004 and following a public hearing held on June 12, 2017 has recommended approval of this ordinance; and

WHEREAS, notice of a public hearing has been duly advertised and the public hearing has been held before 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 Section 1171.03 of the Codified Ordinance of the City of Canal Winchester is hereby amended to read as follows:

1171.03 CONDITIONAL USES.
The following uses may be allowed in the Limited Manufacturing District (LM) subject to approval in accordance with Chapter 1145:

(a) Other lawful Industrial Uses. Any other lawful industrial use compatible with the permitted uses, fulfilling the intent of this district, and developed in accordance with the development standards and performance standards of this district.

(b) Personal and Consumer Services. Personal and consumer services generally involving the care and maintenance of tangible property or the provision of intangible services for personal consumption intended to serve the industrial establishments of their employees, including:

   (1) Personal: beauty shops, barber shops, shoe repair shops, pressing, alteration and garment repair, and miscellaneous personal services excluding gymnasiu ms and personal or athletic training.

   (2) Business: advertising, consumer credit reporting agencies, mercantile reporting agencies, adjustment and collecting agencies, business services including duplicating, addressing, blueprinting, photocopying, mailing, mailing list, and stenographic, private employment agencies, and business services not elsewhere classified, except research, development and testing laboratories.

(c) Recycling Centers. Not to include manufacturing.

(d) Commercial Kennels. Commercial kennels shall not be located within two hundred (200) feet of any residential zoning district, including PUD and PRD.

(e) Automobile Convenience Markets, Automobile Repair and Services, and Automobile Service Stations. No portion of an Automobile Service Station’s structure or its appurtenances, including ancillary, associated or auxiliary equipment, shall be located in front of the established building line.

(f) Electric Vehicle Charging Stations. Electric vehicle charging stations when a property has more than five (5) electric vehicle charging stations or an electric vehicle charging station that includes an overhead canopy.

(g) Hotels and Motels. Lodging facilities and subordinate eating and drinking facilities and recreational facilities, provided that the minimum lot area is two (2) acres.

SECTION 5: That this ordinance shall take effect and be in force from and after the earliest period allowed by law.
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
To: Amanda Jackson, CMC, Clerk of Council

From: Andrew Moore, Planning and Zoning Administrator

Date: June 12, 2017

RE: Application ZA-17-004

RECOMMENDATION

Regular Meeting of Planning and Zoning Commission held June 12, 2017

Motion by Donahue, seconded by Wildenthaler, to recommend to council approval of ZA-17-004; to consider a Zoning Text Amendment to Chapter 1171.03 Conditional Uses in the Limited Manufacturing District (LM) to modify (b) Personal and Consumer Services to exclude gymnasiums and personal or athletic training and to include (g) Hotels and Motels. The proposed amendments have been initiated by the Planning and Zoning Commission. Voting yes: Bill Christensen, Joe Donahue, Drew Gatliff, Brad Richey, Michael Vasko and Joe Wildenthaler. Motion Carried 6-0

Andrew Moore
Planning and Zoning Administrator
AN ORDINANCE TO AMEND PART 11 OF THE CODIFIED ORDINANCES AND THE ZONING MAP OF THE CITY OF CANAL WINCHESTER, REZONING APPROXIMATELY .25 ACRE TRACT OF LAND FROM OLD TOWN SINGLE FAMILY (OT-SF) TO OLD TOWN COMMERCIAL (OT-C), OWNED BY A CPA TEPEE, LLC., LOCATED AT 18 EAST COLUMBUS STREET (PID 184-000328).

WHEREAS, the rezoning of the area hereinafter described has been proposed to the Council of the City of Canal Winchester; and

WHEREAS, notice of a public hearing has been duly advertised and the public hearing has been held before 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 Part 11 of the Codified Ordinances and the Zoning Map of the City of Canal Winchester, Ohio, which is a part thereof, be and hereby is amended as follows:

That approximately .25 acre parcel, located at 18 East Columbus Street (PID 184-000328), owned by A CPA Tepee LLC., as fully set forth in the description attached hereto as Exhibit A and incorporated herein by reference, is rezoned from Old Town Single Family (OT-SF) to Old Town Commercial (OT-C).

SECTION 2. That all other provisions of Part 11 of the Codified Ordinances and the accompanying zoning map shall remain in full force and effect.

SECTION 3. 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
To: Amanda Jackson, CMC, Clerk of Council

From: Andrew Moore, Planning and Zoning Administrator

Date: June 12, 2017

RE: Application ZM-17-002

RECOMMENDATION

Regular Meeting of Planning and Zoning Commission held June 12, 2017

Motion by Richey, seconded by Vasko, to recommend to council approval of Application ZM-17-0202 to consider a rezoning from Old Town Single Family (OT-SF) to Old Town Commercial (OT-C); for property located at 18 East Columbus Street (PID 184-000328). Applicant Robert Toledo JR, Owner A CPA Tepee LLC. Voting yes: Bill Christensen, Joe Donahue, Drew Gatliff, Brad Richey, Michael Vasko and Joe Wildenthaler. Motion Carried 6-0

Andrew Moore
Planning and Zoning Administrator
ZONING CODE AND MAP AMENDMENT APPLICATION

PROPERTY OWNER
Name: A EPA Tepco LLC
Address: 7110 Richardson Rd Groveport Ohio 43125
Daytime Phone: (614) 397-7455 Email: johnb@barnettgroup.com

APPLICANT
Name: Robert Tooloo R
Address: 7110 Old Creek Lane Cuyahoga 43110
Daytime Phone: (614) 397-0858 Email: BToolooDOTenviro@OHIO.com
Address or Location of Subject Property: 48 EAST Columbus St
Requested: R zoning from Z-5 to O-3110

I certify that the information provided with this application is correct and accurate to the best of my ability.

[Signature]
Property Owner’s orAuthorize Agent's Signature 04/18/17 Date

DO NOT WRITE BELOW THIS LINE

Date Received: 5/15/17 Fee: $150 Paid
Tracking Number: 2A - 17-002

P&Z Public Hearing: ____/____/____
Recommendation: ____ Approval ____ Denial
Council Public Hearing: ____/____/____
Action: ____ Approval ____ Denial
Expiration Date: ____/____/____
Council Ordinance No.: __________
Here is a list of property owners within, contagious to, and directly across the street from the property in question.

Huntington National Bank 37 S High St CW Ohio 43110
Panoquin Co 17-19 S high St. CW Ohio 43110
Patrick & Theresa Reede 42-44 S High St. CW Ohio 43110
Village of Canal Winchester 36 S High St. CW Ohio 43110
Faith United Methodist Church 15 W Columbus St. CW Ohio 43110
Sharon Hartman 74 High St. CW Ohio 43110
Bob Mcdorman Real estate 15 Trine St. CW Ohio 43110
Mitchell D Dollyer 28 East Columbus St. CW Ohio 43110
Sheldon Burtner 32 East Columbus St. CW Ohio 43110
John K Sledman 38 East Columbus St. CW Ohio 43110
Jeffrey J Fisher 46 east Columbus St. CW Ohio 43110
Jeffrey Ball 7 S High St CW Ohio 43110
William M Stuber 15 Columbus St. CW Ohio 43110
Harry Hanna 17 E Columbus St. CW Ohio 43110
Helen Findley 23 E Columbus St. CW Ohio 43110
Lucinda Lynch 27 East Columbus St. CW Ohio 43110
Elizabeth Martin 35 East Columbus St. CW Ohio 43110

Thanks

Robert Toledo
Truly Nolen Pest Control
614-570-0958
I would like to have under consideration that 18 East Columbus St become rezoned from OT-SF (Old town single family)
To Old town Commercial (OT-C). I would like to use this office as my corporate office. We would be using the space to perform accounting and administrative duties only. This office is presently used as an accounting office as a non-conforming use. I have attached The Nonconforming use dated from 01/09/2006 that is presently set.

The present use of the property is used for an accounting office and apartment rental. I would like to rent the upstairs formally used as an apartment to be used as my corporate office. This office will be primarily used for administrative duties for my company. I will still have two offices in Columbus and Mansfield.

The property is currently used as an accounting office where essentially we will be doing the same thing. We will be using it to do our company payroll, accounts payable and receivables and sales tax reporting. This should not have an impact since I will have one administrative assistant and myself at this location. This property is currently a non-confirming permit and by changing it from single family to commercial should have very little impact on the community.

Thanks for your consideration,
Robert Toledo

[Signature]
Owner
Truly Nolen
614-570-0356 Cell
Disclaimer:
The information on this website is prepared from the real property inventory maintained by the Franklin County Auditor’s Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor’s Real Estate Division of any discrepancies.

Powered by Liason Public Access. All rights reserved.
A Mortgage Location Survey prepared for and certified to:

**Huntington**

**Legal Description:** Situated in The State of Ohio, County of Franklin, City of Canal Winchester Being Lot 7 Dove & Coleman (Plat of Winchester), Plat Book 3, Page 141

**Applicant:**

**Posted Address:** 18 E. Columbus St., Canal Winchester, Ohio

**Apparent Encroachments:** 1) Concrete Over Property Line. 2) Concrete Public Walk Over Property Line.

---

**Scale 1" = 30'**

**Date: 05/02/2017**

---

**E. COLUMBUS STREET 66'**