

Canal Winchester

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



Meeting Minutes

Monday, December 10, 2018

7:00 PM

Planning and Zoning Commission

*Bill Christensen - Chairman
Michael Vasko - Vice Chairman
Joe Donahue - Secretary
Brad Richey
Joe Wildenthaler
Mark Caulk*

Call To Order

Time In: 7:02pm

Declaring A Quorum (Roll Call)

A motion was made by Joe Donahue, seconded by Joe Wildenthaler that Mark Caulk be excused. The motion carried by the following vote:

Yes: 5 – Donahue, Christensen, Vasko, Wildenthaler and Richey

Excused: 1 – Caulk

Approval of Minutes

November 13, 2018 Planning and Zoning Commission Meeting Minutes

A motion was made by Joe Wildenthaler, seconded by Brad Richey, that the November 13, 2018 Minutes be approved.

The motion carried by the following vote:

Yes: 5 – Donahue, Christensen, Vasko, Wildenthaler and Richey

Public CommentPublic OathPublic Hearings**VA-18-019**

Property Owner: Todd Weiser

Applicant: Shawn & Polly McCormick

Location: 360 West Waterloo Street

Request: Variance to Chapter 1189.07(a)(3) to allow a wall sign that is above the maximum size allowable by code.

Mr. Moore presented the application for Shawn & Polly McCormick for property located at 360 West Waterloo Street. The applicant is requesting approval for a variance to install a new wall sign that is larger than the size allowable by code. Staff discussed that the applicant currently has their business at 10 East Waterloo Street. The sign at that location is what is being requested to be relocated to the new facility at 360 West Waterloo.

Staff discussed that the existing sign is a 112 square foot non-lit metal panel sign. The wall on which they are looking to apply the sign on at 360 West Waterloo could accommodate a 50 square foot sign. It was noted that the current sign is located 208 feet away from the edge of pavement and the new sign will be located 188 feet away from the edge of pavement.

Mr. Wildenthaler asked if the current sign has a variance for the size. Staff indicated that the current sign does not have a variance as it replaced a sign of the same size. Further, the new code for Landmarks allows any size building sign as long as it fits the style of the building.

Mr. Christensen asked if the current sign is painted over the existing sign. Staff indicated they believe it is a new sign and the sign has also been moved to accommodate the adjacent tenant sign, which was added at a later date.

Mr. Vasko asked if there are plans to have the relocated sign illuminated. Staff indicated they did not believe so as no indication was provided in the application.

Mr. Christensen asked if a sign has ever been moved and created the same circumstance. Staff stated they were unsure.

Staff noted that this variance would not just be for this tenant it would be to allow a 112 square foot sign on this wall on the building at any point in time. Mr. Vasko asked staff to clarify. Staff noted that at any point in the future, if this variance is granted any tenant that wishes to use this wall for signage is allowed up to 112 square feet.

Mr. Wildenthaler asked if the property owner is involved and has thought about the other tenants wanting wall signage. Staff indicated that if other tenants want signage on other walls they can have it as long as it is under the size allowable for the wall. The optimal way to figure that number out is to take the max sign size for the wall and divide by the number of tenant spaces.

Mr. Christensen noted that the west side of the building is the most visible coming down West Waterloo Street.

Mr. Richey noted that the sign would help that wall look nicer and the specific sign helps add to the historic nature of the area. However, there is a concern of the content of this sign being appropriate and the next one may not be. Staff noted that all variance applications should be viewed based on the context of the application not the applicant.

Mr. Wildenthaler notes that both sites are situated similar distance away from the street so that is a good start for the justification.

Mr. Christensen noted that the even with that scale of the sign proposed it will still be difficult to see.

Mr. Richey commented his only concern is that this is the applicants third location in less than 5 years.

Mr. Wildenthaler asked if someone going into the existing location on East Waterloo Street could have the same scale sign. Staff noted it is possible if Landmarks finds the style of the sign to be appropriate at the larger scale. Mr. Richey commented that Landmarks is allowed to critique signs based on the building they are being located on.

Mr. Richey asked if the variance could have a time limit. Staff indicated that variances run with the property for the life of the property.

Mr. Christensen opened up the application for the public hearing.

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

The motion carried by the following vote:

Yes: 5 – Donahue, Christensen, Vasko, Wildenthaler and Richey

Mr. Donahue asked if the application should be tabled due to the applicant not being present. Staff noted that is up to the commission to make that decision.

Mr. Christensen asked if having the applicant present will make a change in the decision.

Mr. Wildenthaler asked if staff sent adjacent neighbor notices. Staff affirmed. Wildenthaler asked if that included other tenant spaces in the same building. Staff noted it did not.

Mr. Donahue noted he does not have an issue with this applicant but wanted to clarify what process any new sign would have to go through before it goes on the building. Staff noted that it would be an administrative sign permit as long as the conditions were the same as tonight, if approved or just met zoning.

Mr. Wildenthaler asked if the sign could have lights added. Staff noted it could be externally illuminated.

Mr. Vasko noted that typically a variance is tabled when there is no applicant but there may not be a benefit in this case if the applicant is not present.

A motion was made by Joe Wildenthaler, seconded by Brad Richey that Variance Application VA-18-019 be approved as presented.

The motion was carried by the following vote:

Yes: 5 – Donahue, Christensen, Vasko, Wildenthaler and Richey

Old Business

Staff presented the stats from 2019 noting that the commission has heard a total of 46 different applications and 45 of which have been approved. Out of those applications there have been several repeat applications, and the most zoning text updates that the commission has seen in many years. Additionally 93 new residential lots have been platted in the city this year alone.

New Business

Staff noted the 2019 P&Z Calendar is in the packet for review.

Adjournment

Time Out: 7:26 pm

A motion was made by Mike Vasko, seconded by Joe Wildenthaler, that this Meeting be adjourned. The motion carried by the following vote:

Yes: 5 – Donahue, Christensen, Vasko, Wildenthaler and Richey

Date

Bill Christensen - Chairman

Joe Donahue - Secretary